

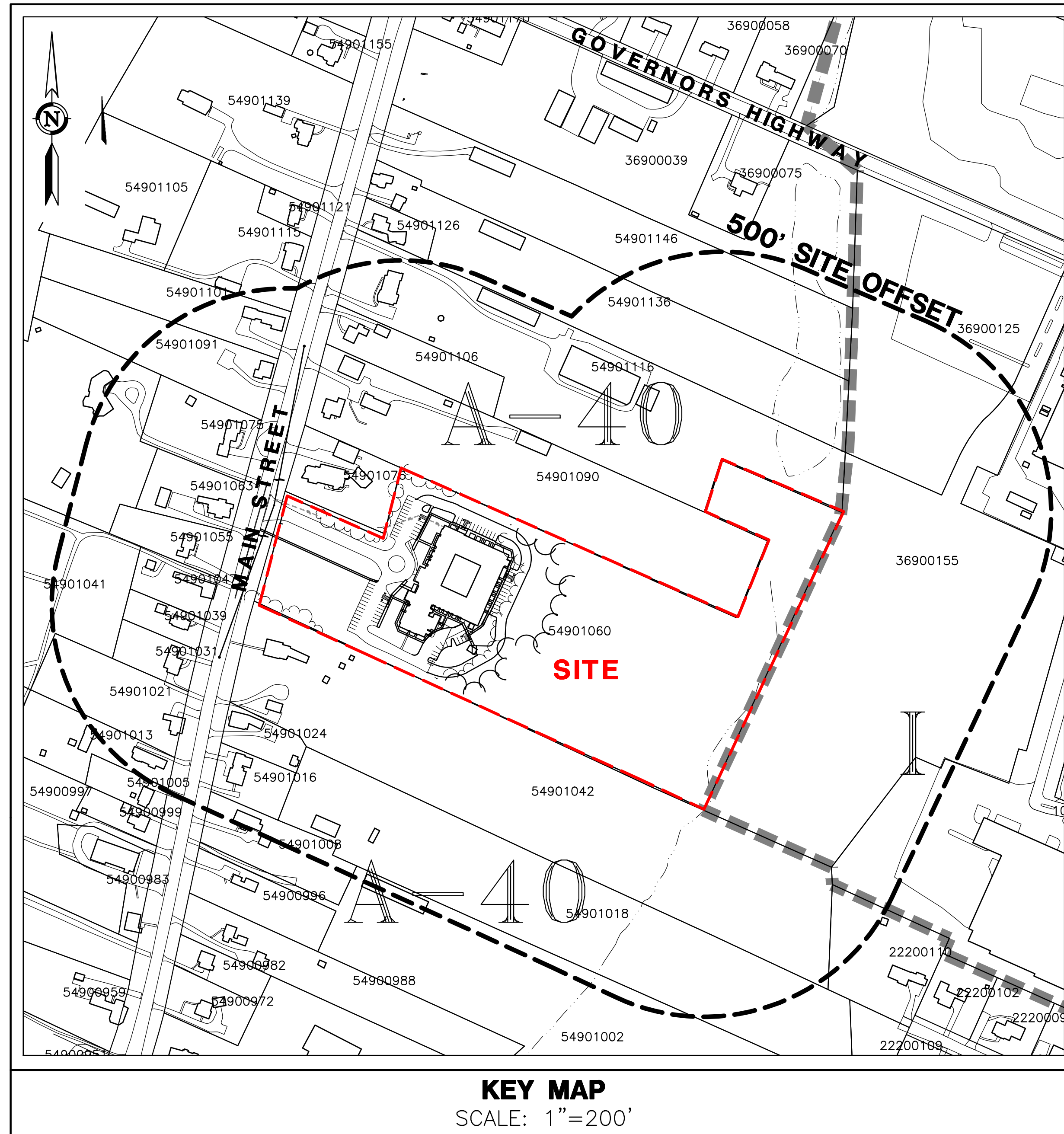
1060 MAIN STREET~ELDERLY HOUSING

SITE PLAN MODIFICATION & SPECIAL EXCEPTION

1060 MAIN STREET, SOUTH WINDSOR, CT
GIS No: 54901060

N/F 500' ABUTTERS

PARCEL ID	STREET ADDRESS	OWNER
54901018	1018 MAIN STREET	SMITH SHIRLEY W
54901115	1115 MAIN STREET	BANCROFT CAROLE
54901075	1075 MAIN STREET	GOODWIN KENNETH C JR
54901031	1031 MAIN STREET	PILATTI ERICH C & REGINA M
54901024	1024 MAIN STREET	BURNHAM WALTER M TR
54901039	1039 MAIN STREET	JACKSON JEAN B
22200110	110 COLONY ROAD	ALVARADO JOSE & ROSA
54901005	1005 MAIN STREET	SOLTOSKI ADAM W & KERI M
54901021	1021 MAIN STREET	LOFTUS THOMAS J III
54901060	1060 MAIN STREET	1060 MAIN LLC
54901055	1055 MAIN STREET	GRIGORIAN STEVEN P
54901146	1146 MAIN STREET	KASHETA EDWARD W JR & DONALD T ETAL
36900155	155 GOVERNORS HIGHWAY	JE SHEPARD COMPANY
10800100	100 BIDWELL ROAD	JE SHEPARD COMPANY
36900039	39 GOVERNORS HIGHWAY	KASHETA EDWARD W ETAL
54901090	1090 MAIN STREET	DALPE LINDA LEVACK
54901116	1116 MAIN STREET	MACOMBER JON D & CARON A
54901047	1047 MAIN STREET	LINDQUIST RICHARD R
54901106	1106 MAIN STREET	PHILLIPS JOHN B & JILL B
54901002	1002 MAIN STREET	PRIOR JANET S TR
54901042	1042 MAIN STREET	PRIOR JANET S TR
54901091	1091 MAIN STREET	SUNDERLAND EDWARD
36900195	195 GOVERNORS HIGHWAY	SHEPARD POLA INC
36900125	125 GOVERNORS HIGHWAY	SHEPARD POLA INC
54901008	1008 MAIN STREET	PERKINS JOHANNA V & JAMES B
54901063	1063 MAIN STREET	GREER DARIN E & SOHINI T
54901013	1013 MAIN STREET	TREADWELL GEORGE W & MELODY D
54901101	1101 MAIN STREET	URSIN DIANE G TRUSTEE
54901076	1076 MAIN STREET	DUBREUIL LISA A TR
54901016	1016 MAIN STREET	SMITH KYLE S &
54901136	1136 MAIN STREET	YOUNG KATHLEEN A
54901041	1041 MAIN STREET	SOUTH WINDSOR CEMETERY ASSOC INC
54901067	1067 MAIN STREET	MADDEN DEBRA A TR



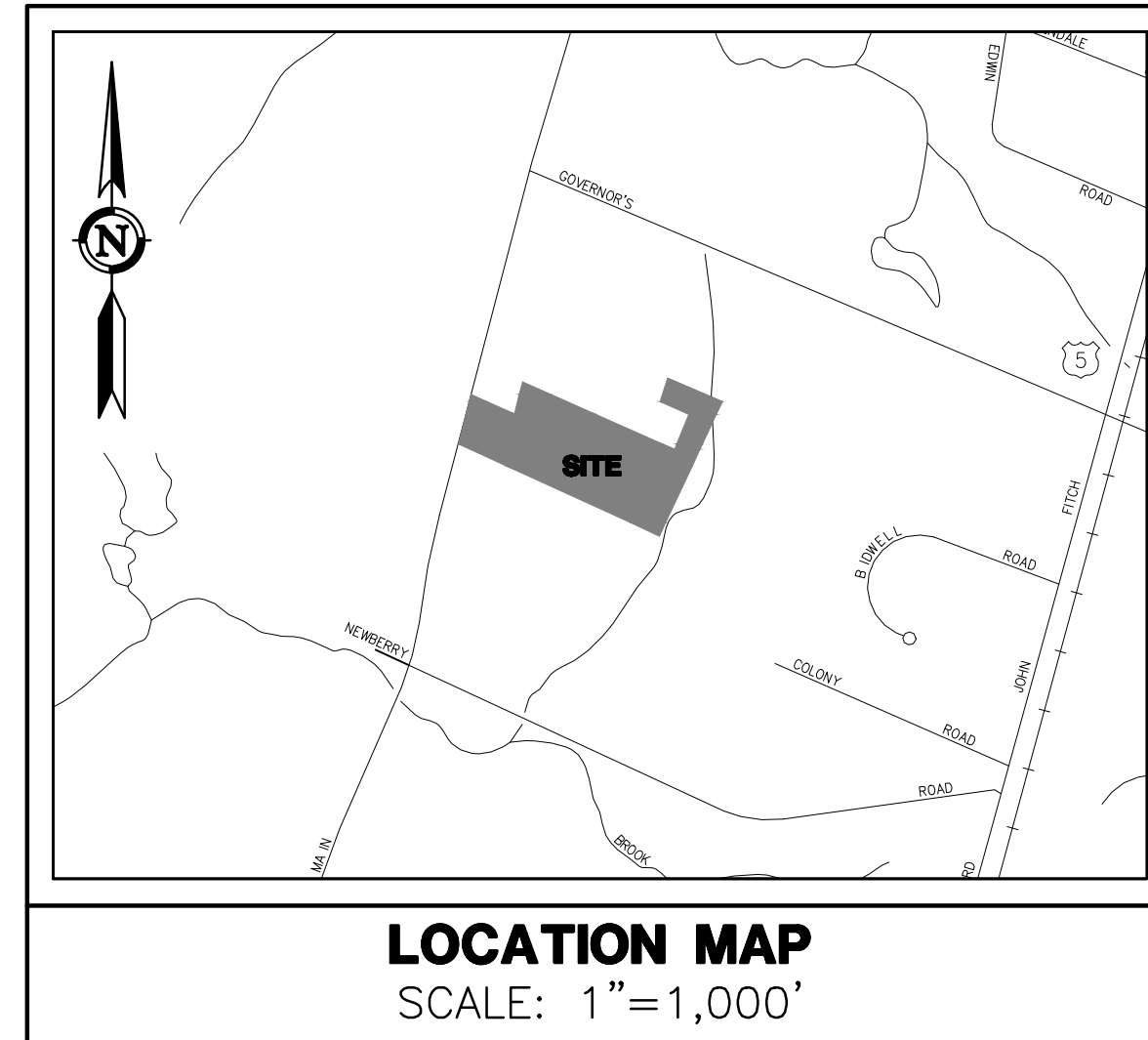
KEY MAP
SCALE: 1"=200'

CIVIL ENGINEER,
LANDSCAPE ARCHITECT
& LAND SURVEYOR:



21 Jeffrey Drive
P.O. Box 1167
South Windsor, CT 06074

Phone: 860-291-8755
Fax: 860-291-8757
www.designprofessionalsinc.com



LOCATION MAP
SCALE: 1"=1,000'

ZONING TABLE

ZONE: A-40 ZONE (RESIDENTIAL; ELDERLY HOUSING - 21 1-BR & 16 2-BR UNITS)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC	13.098 AC	13.098 AC
LOT FRONTAGE	200'	272.06'	272.06'
LOT DEPTH	200'	1,178.73'	1,178.73'
FRONT YARD	50'	340.99'	340.99'
SIDE YARD	10' (1)	83.33'	83.33'
REAR YARD	10' (1)	679.92'	679.92'
BUILDING HEIGHT	2.5 STORIES OR 30'	1 STORY/19'±	1 STORY/19'±
PARKING	1 SP. / UNIT	60 SP.	78 SP. (2)
INTERIOR LANDSCAPING	10%	11.36%	10.74%
LOT COVERAGE	15%	5.52%	5.52%
IMPERVIOUS COVERAGE	40%	13.06%	25.37%

NOTES:
(1) SIDE AND REAR YARD SETBACKS ARE IN ADDITION TO A 25' BUFFER PER TOWN OF SOUTH WINDSOR ZONING REGULATIONS SECTION 7.7 FOR ELDERLY HOUSING.
(2) 37 UNITS=37 PARKING SPACES REQUIRED AT 1 SP./UNIT
78 SP. ARE PROVIDED AT JUST OVER 2 SP./UNIT RATIO, INCLUDING 8 ACCESSIBLE SPACES LOCATED CONVENIENTLY ON ALL SIDES OF THE BUILDING (TO NOTE, ONLY 4 ACCESSIBLE SPACES ARE REQUIRED)
OF THE PROPOSED 78 SPACES, 3 SPACES ARE PROPOSED AS EV-INSTALLED CHARGING STATIONS (SEE PLAN FOR TYPE OF SPACE AND LOCATION). AN ADDITIONAL 5 SPACES ARE LABELED AS EV-READY SPACES FOR FUTURE USE PER SECTION 6.4.10, TABLE A & B, OF THE SOUTH WINDSOR ZONING REGULATIONS.

ARCHITECT:

NORTHEAST COLLABORATIVE
ARCHITECTS
500 PLAZA MIDDLESEX
MIDDLETOWN, CT 06457
860-344-9332
NCARCHITECTS.COM

PROPERTY OWNER &
APPLICANT:
1060 MAIN LLC
C/O MR. GERSHON EICHORN
1650 EASTERN PARKWAY
BROOKLYN, NY 11233
718-207-2168

SHEET INDEX

C-T1	COVER SHEET	1 of 14
C-DM1	DEMO PLAN	2 of 14
C-SP1-SP2	SITE PLAN	3-4 of 14
C-GD1-GD2	GRADING PLAN	5-6 of 14
C-DR1	DRAINAGE PLAN	7 of 14
C-ES1	EROSION & SEDIMENTATION PLAN	8 of 14
C-ES2	EROSION & SEDIMENTATION NOTES & DETAILS	9 of 14
C-LS1	LANDSCAPE PLAN	10 of 14
C-LT1	LIGHTING PLAN	11 of 14
C-D1	NOTES, DETAILS, & LEGEND	12 of 14
C-D2 - C-D3	DETAILS	13-14 of 14
V-1	PROPERTY & TOPOGRAPHIC SURVEY	1 of 1
	ARCHITECTURAL PLANS AND ELEVATIONS (BY OTHERS)	

PRELIMINARY NOT FOR CONSTRUCTION

THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES:

- THESE PLANS ARE INVALID UNLESS THEY BEAR THE SEAL OR STAMP, AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER, LAND SURVEYOR, OR LANDSCAPE ARCHITECT.
- REPRODUCTION TECHNIQUES USED IN THE PRODUCTION OF THIS PLAN CAN STRETCH OR SHRINK THE PAPER. SCALING OF THIS DRAWING MAY BE INACCURATE. CONTACT DPI IF ADDITIONAL INFORMATION IS REQUIRED.
- THESE PLANS AND OTHER ITEMS PREPARED BY DESIGN PROFESSIONALS, INC. (DPI) ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY DPI'S CLIENT IS SUBJECT TO THE TERMS SET FORTH IN THE AGREEMENT BETWEEN CLIENT AND DPI. REPRODUCTION AND/OR USE OF THESE ITEMS BY OTHERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DPI.

Copyright © 2021 Design Professionals, Inc. - All Rights Reserved.

21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-8755 - F
www.designprofessionalsinc.com

Design Professionals
INC.
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Up Realty LLC
C/o Gershon Eichorn
34 Connecticut Boulevard
East Hartford, CT 06108
718-207-2168 T

PROJECT NO:
4532

DATE:
06/07/2021

DESIGN BY:
DPI

REVIEW BY:
DPI

APPROVED BY:
DPI

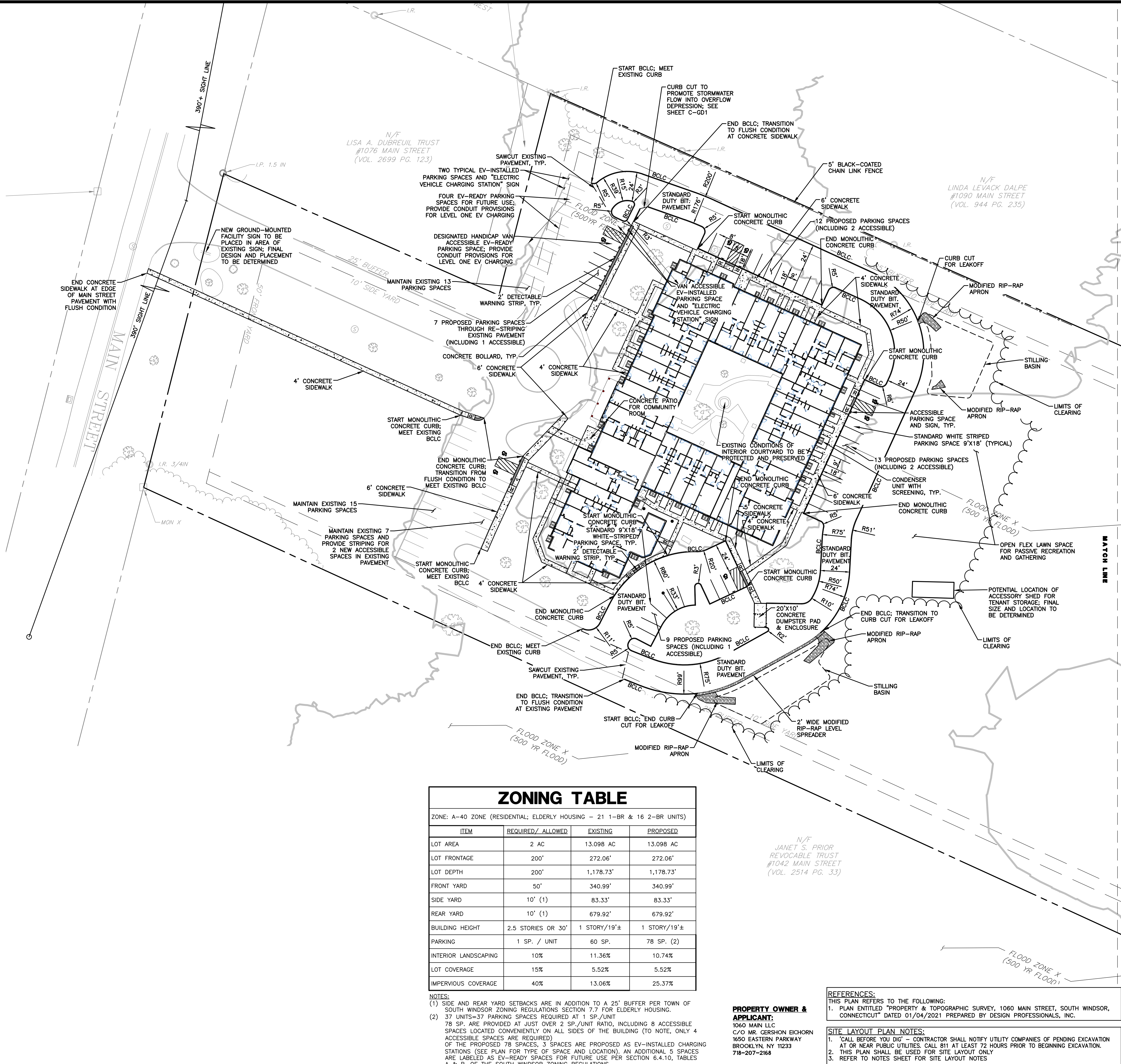
1060 MAIN STREET
SITE PLAN MODIFICATION
& SPECIAL EXCEPTION
1060 MAIN STREET
SOUTH WINDSOR, CONNECTICUT
GIS No. 54901060

NO. DATE BY

REVISIONS

COVER SHEET

SHEET
C-T1
SHEET 1 OF 14



Copyright © 2021 Design Professionals, Inc. - All Rights Reserved.
21 JEFFREY DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-291-8737 - F
860-291-8737 - T
www.designprofessionalsinc.com

design
professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PREPARED FOR:
Up Realty LLC
C/o Gershon Eichorn
34 Connecticut Boulevard
East Hartford, CT 06108
718-207-2168 T

PROJECT NO.:
4532
DATE:
04/07/2021
DESIGN BY:
REDA
CHECKED BY:
DHL

**1060 MAIN STREET
SITE PLAN MODIFICATION
& SPECIAL EXCEPTION**
1060 MAIN STREET
SOUTH WINDSOR, CONNECTICUT
GIS No. 54901060

NO.	DATE	REVISIONS	BY

SITE PLAN

SCALE: 0 20' 40' 80'
T = 40'

SHEET
C-SP1
SHEET 3 OF 14





1. 'CALL BEFORE YOU DIG' - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES

**PROPERTY OWNER &
APPLICANT:**
1060 MAIN LLC
C/O MR. GERSHON EICHORN
1650 EASTERN PARKWAY
BROOKLYN, NY 11233
718-207-2168

SHEET

C-GD1

SHEET 5 OF 14

[illegible]

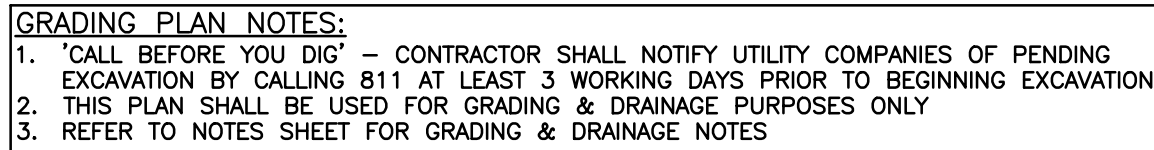
**1060 MAIN STREET
SITE PLAN MODIFICATION
& SPECIAL EXCEPTION**
1060 MAIN STREET
SOUTH WINDSOR, CONNECTICUT
GIS No. 54901060

PREPARED FOR:
Up Realty LLC
C/o Gershon Eichorn
34 Connecticut Boulevard
East Hartford, CT 06108
718-207-2168 T

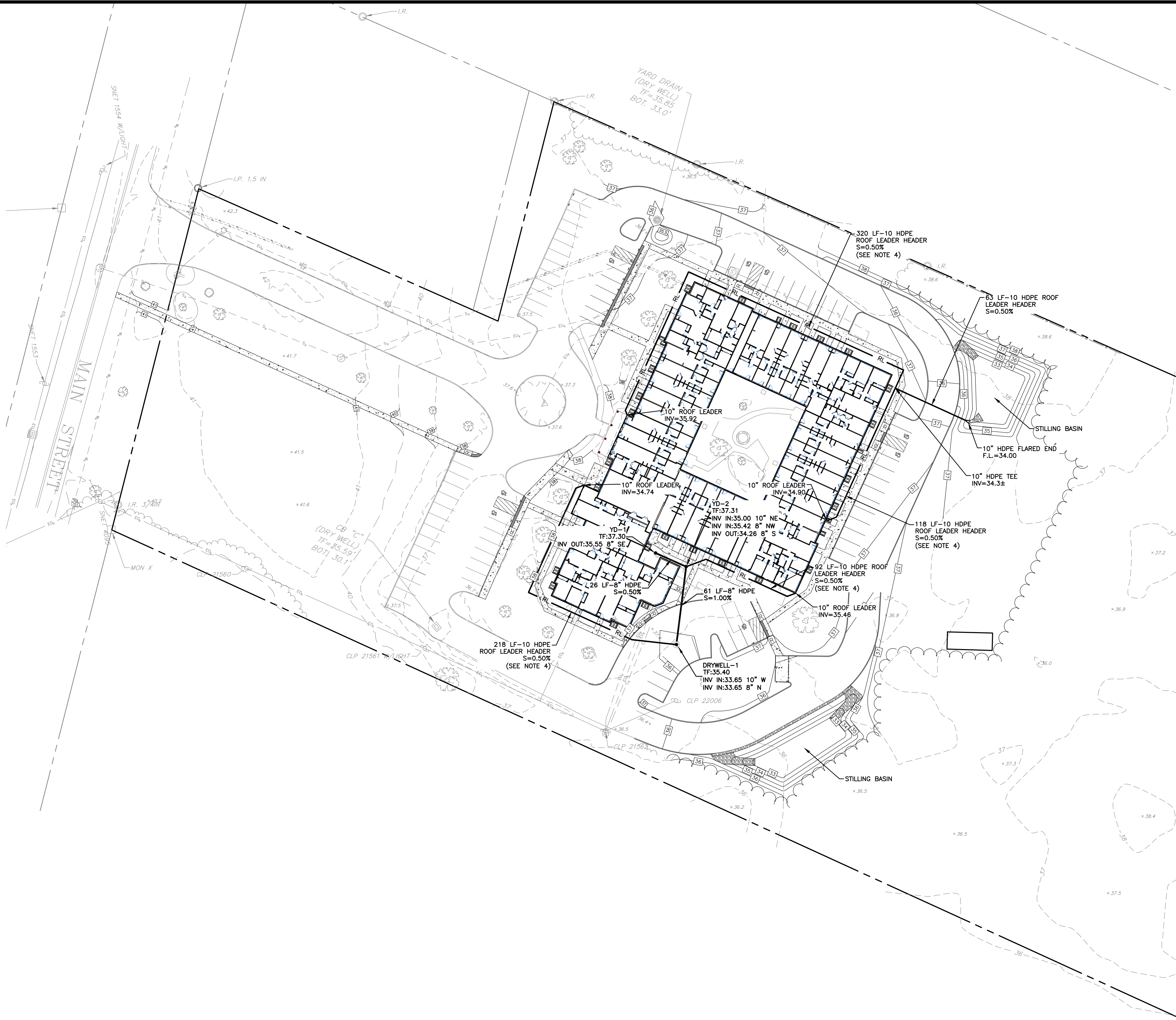
- The pin is made using 1/8" brass, the seal or clamp, and a single signature of the Professional Engineer, Lead Surveyor, or Landscape Architect.
- Reproduction techniques used in the production of this plan can stretch or shrink the paper. Scaling of the drawing may be required. Contact DPA if additional information is required.
- The plan and other items prepared by Design Professional, Inc. (DPI) are instruments of service and remain its property. The use of these items by DPI's client is subject to the terms of the agreement between DPI and the client. Additional use of these items is prohibited without the written consent of DPI.

Design Professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 JEFFREY DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-231-5757
860-231-0757 - F F
www.designprofessionalsinc.com



- This plan is void unless it bears the seal or stamp of a Professional Engineer, Land Surveyor, or Landscape Architect
- Reproduction techniques used in the production of this plan shall not shrink the paper. Scaling of the drawing may be inaccurate. Contact DRI if additional information is required.
- This plan and other items prepared by Design Professionals, Inc. (DPI) are instruments of service and remain its property. The use of these items by DPI's client is subject to the terms set forth in the agreement between client and DPI. Additional use of these items is prohibited without the written consent of DPI.



REFERENCES:
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 1060 MAIN STREET, SOUTH WINDSOR, CONNECTICUT" DATED 01/04/2021 PREPARED BY DESIGN PROFESSIONALS, INC.

DRAINAGE PLAN NOTES:
1. "CALL BEFORE YOU DIG" — CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR GRADING & DRAINAGE PURPOSES ONLY.
3. REFER TO NOTES SHEET FOR GRADING & DRAINAGE NOTES
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF NEW & EXISTING ROOF LEADERS TO REMAIN. ALL ROOF LEADERS SHALL TIE INTO CLOSEST PROPOSED ROOF LEADER HEADER PIPE, STORMWATER CULVERT, OR STRUCTURE. CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IF FINAL ROOF LEADER LOCATIONS CONFLICT WITH CURRENT DESIGN PLANS.

PROPERTY OWNER & APPLICANT:
1060 MAIN LLC
C/O MR. GERSHON EICHORN
1650 EASTERN PARKWAY
BROOKLYN, NY 11233
718-207-2168

DRAINAGE & UTILITY PLAN

SCALE: 0' 20' 40' 80'

T = 40'

NO. DATE REVISIONS BY

SHEET

C-DR1

SHEET 7 OF 14

**1060 MAIN STREET
SITE PLAN MODIFICATION
& SPECIAL EXCEPTION**

1060 MAIN STREET
SOUTH WINDSOR, CONNECTICUT
GIS No. 54901060

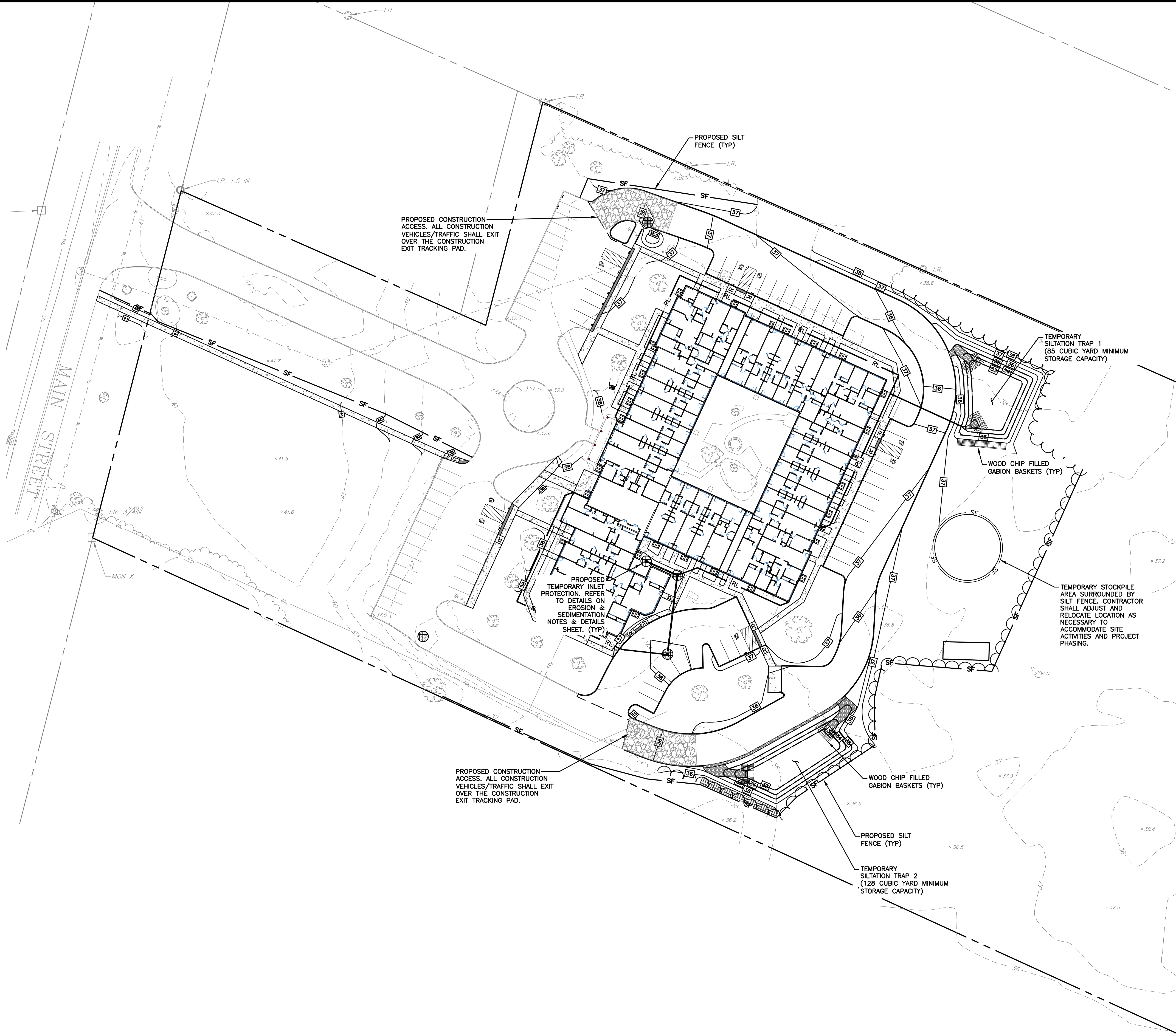
PREPARED FOR:
Up Realty LLC
C/o Gershon Eichorn
34 Connecticut Boulevard
East Hartford, CT 06108
718-207-2168 T

PROJECT NO.: 4532
DATE: 04/01/2021
DESIGN BY: REH
REVIEW BY: CDR
APPROVED BY: CDR

design professionals
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

21 JEFFREY DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
860-291-8737 - F
860-291-8737 - F
www.designprofessionalsinc.com

The plan is made from a base map and is not a final design. It is intended for informational purposes only. It is not to be used for construction. The plan is subject to change without notice. The plan is not a final design. It is intended for informational purposes only. It is not to be used for construction. The plan is subject to change without notice.



PROPERTY OWNER & APPLICANT:
1060 MAIN LLC
C/O MR. GERSHON EICHORN
1650 EASTERN PARKWAY
BROOKLYN, NY 11233
718-207-2168

REFER TO TEMPORARY SEDIMENT TRAP (TST) DETAIL AND FIGURE TST-1, SEE SHEET C-ES2. TST SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SHAPE, VOLUMES, AND DEPTHS CAN VARY IN ACCORDANCE WITH SAID DETAILS. CONTRACTOR SHALL PROVIDE IN APPROPRIATE LOCATIONS TO ACCOMMODATE CURRENT SITE ACTIVITIES AND PHASING. IN NO CASE SHALL THE AREA DRAINING TO A TST EXCEED 5 ACRES. SHOULD AREAS BEING DIRECTED TO A TST DIFFER FROM THAT NOTED, CONTRACTOR SHALL ENSURE THAT AT LEAST 134 CY PER ACRE OF STORAGE VOLUME IS PROVIDED PER TST DETAIL AND FIGURE TST-1.

- REFERENCES:**
THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 1060 MAIN STREET, SOUTH WINDSOR, CONNECTICUT" DATED 01/04/2021 PREPARED BY DESIGN PROFESSIONALS, INC.

- EROSION & SEDIMENTATION CONTROL PLAN NOTES:**
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

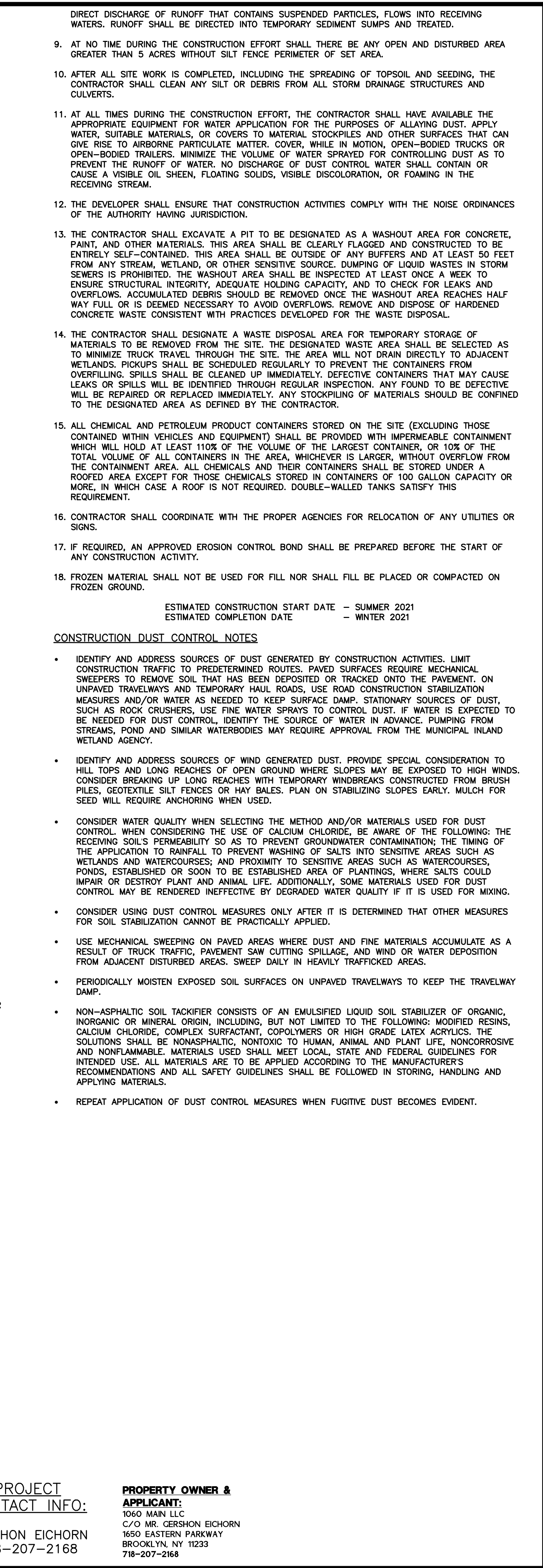
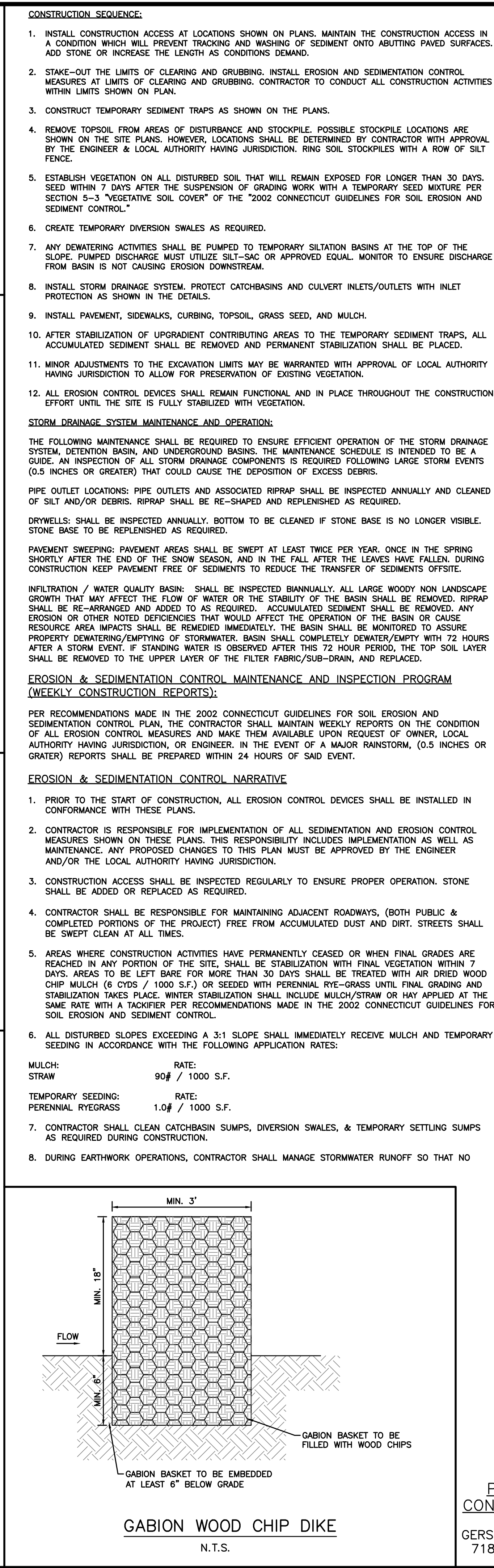
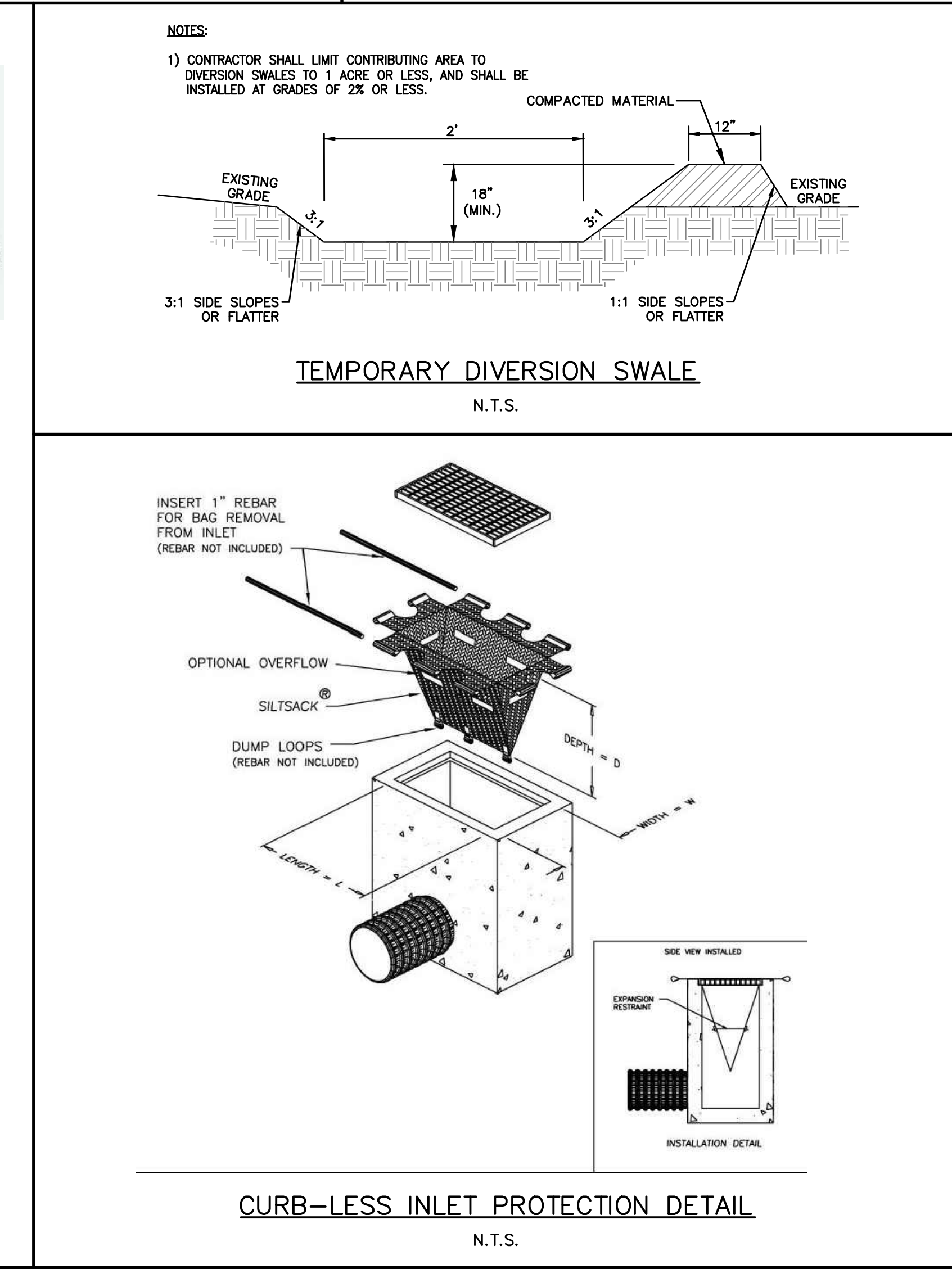
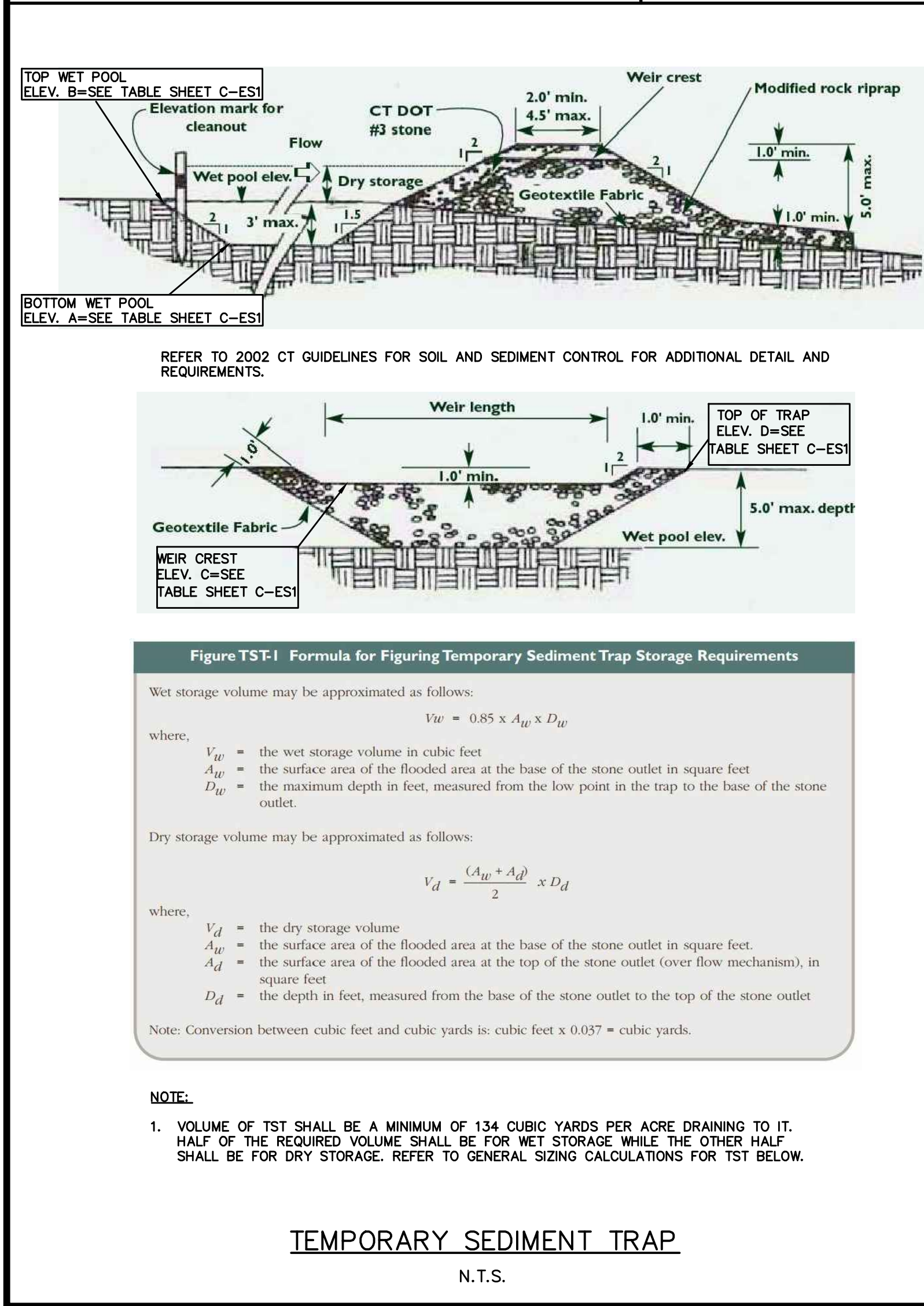
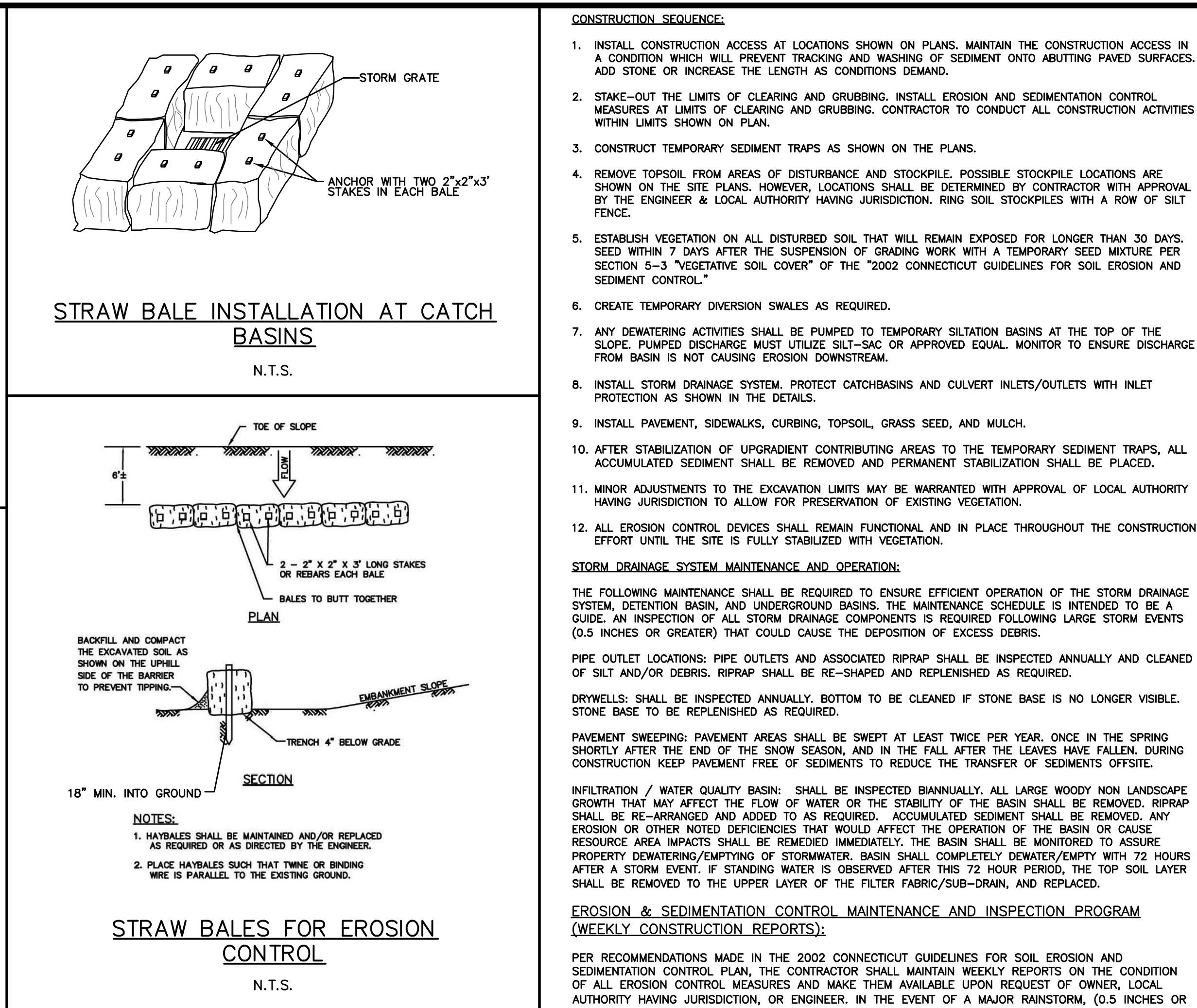
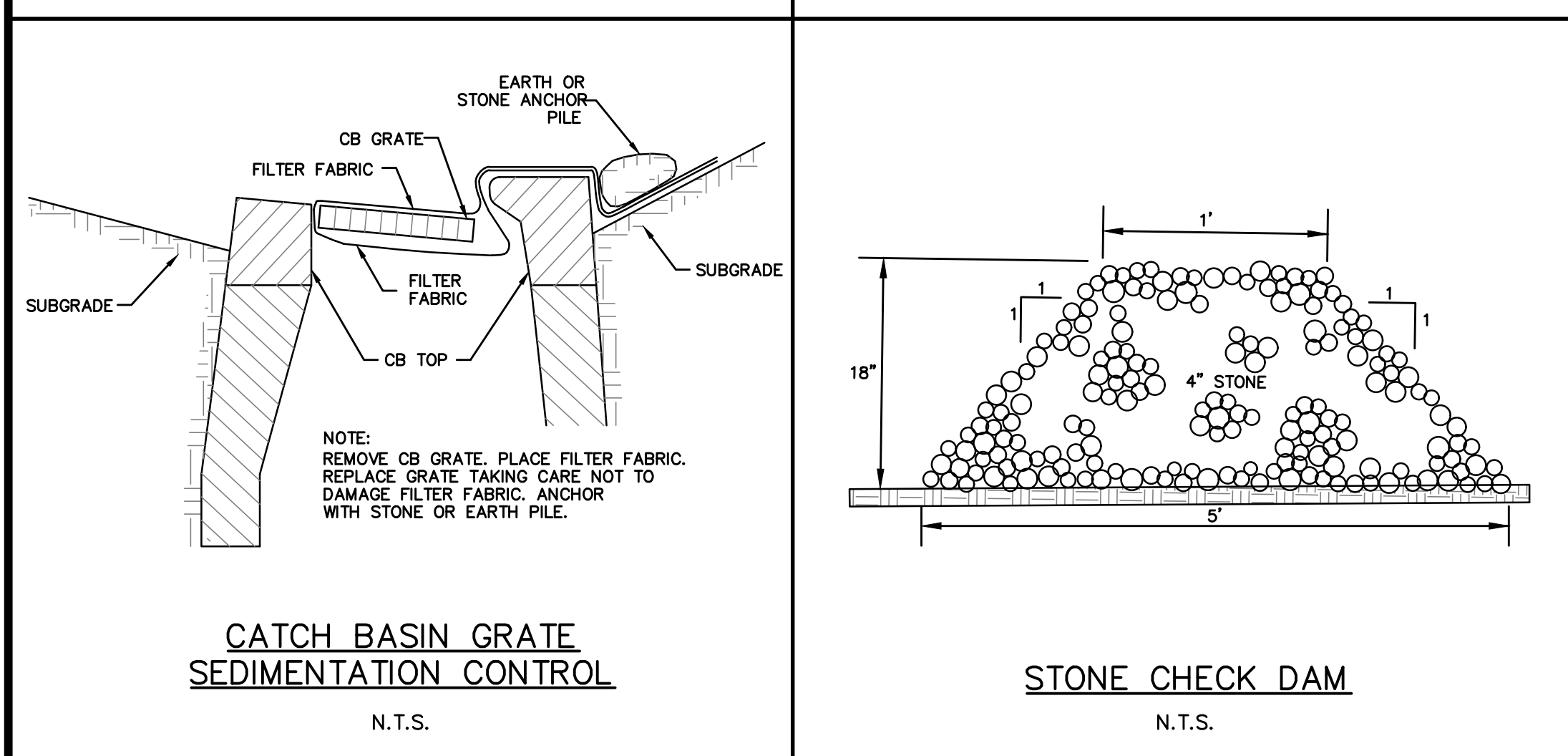


NO.	DATE	REVISIONS	BY

**1060 MAIN STREET
SITE PLAN MODIFICATION
& SPECIAL EXCEPTION**
1060 MAIN STREET
SOUTH WINDSOR, CONNECTICUT
GIS No. 54901060

PREPARED FOR:
Up Realty LLC
C/o Gershon Eichorn
34 Connecticut Boulevard
East Hartford, CT 06108
718-207-2168 T

PROJECT NO.: 4525
DATE: 04/01/2021
DESIGN BY: REG
REVIEW BY: REG
APPROVED BY: DPH



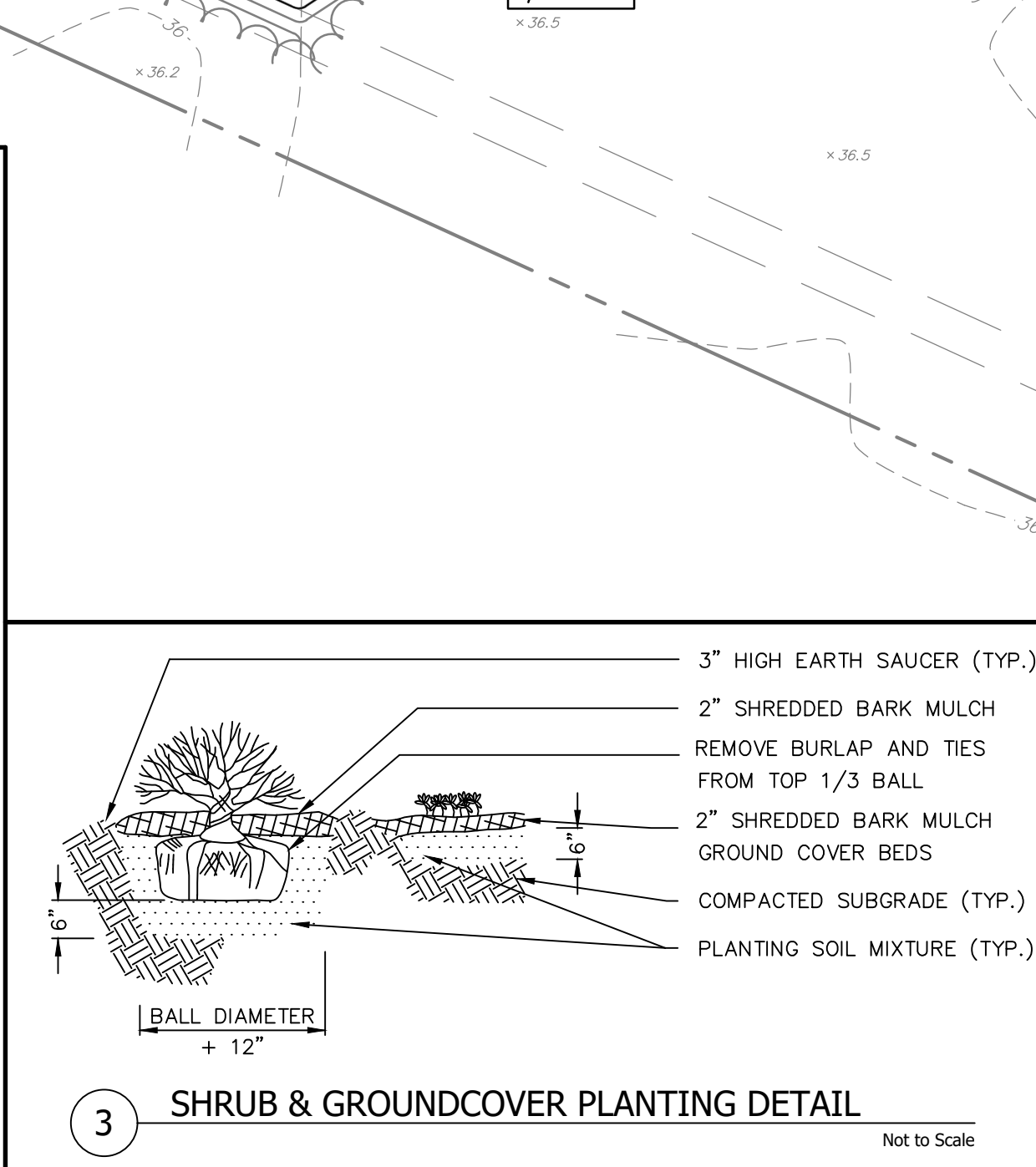
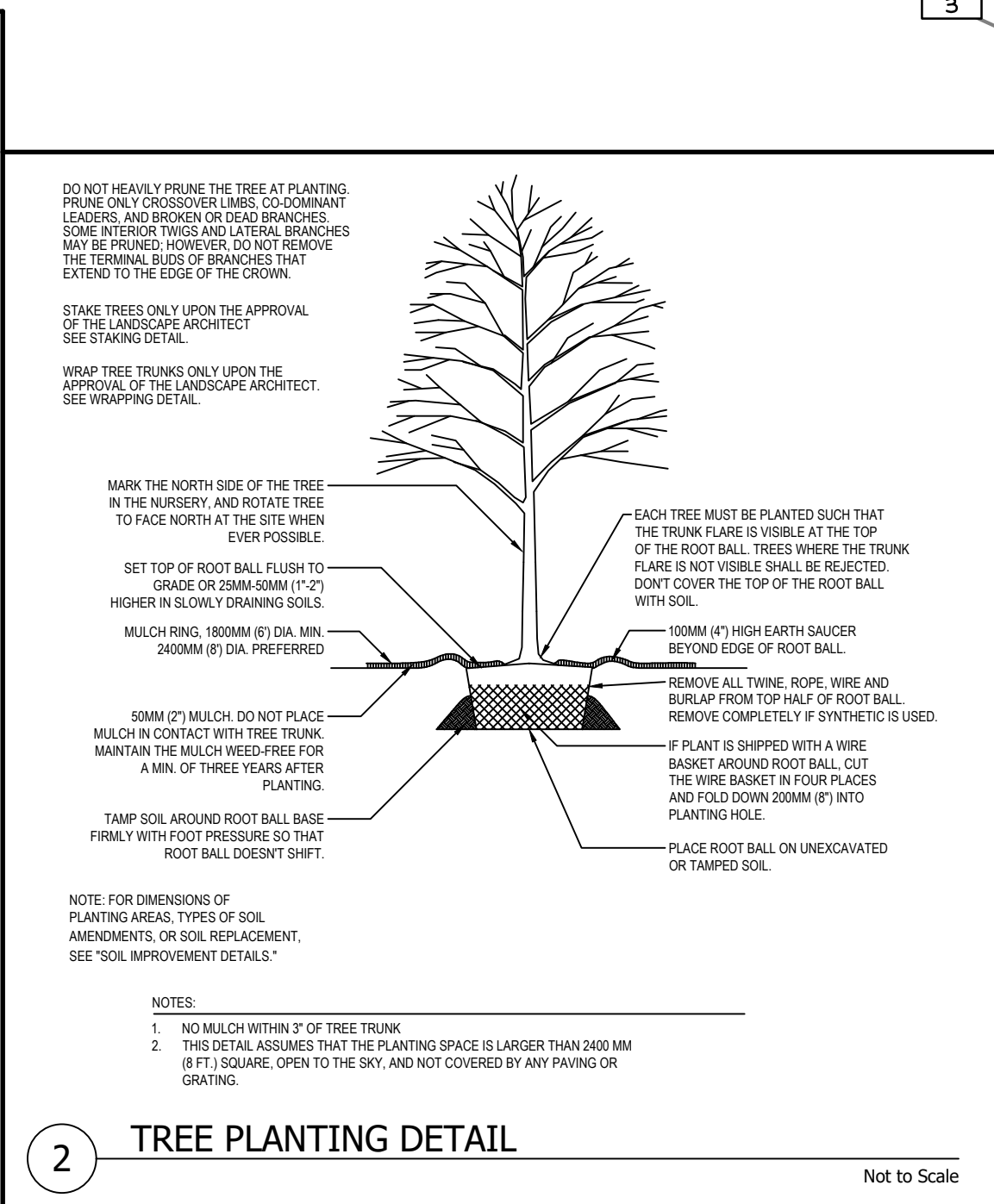
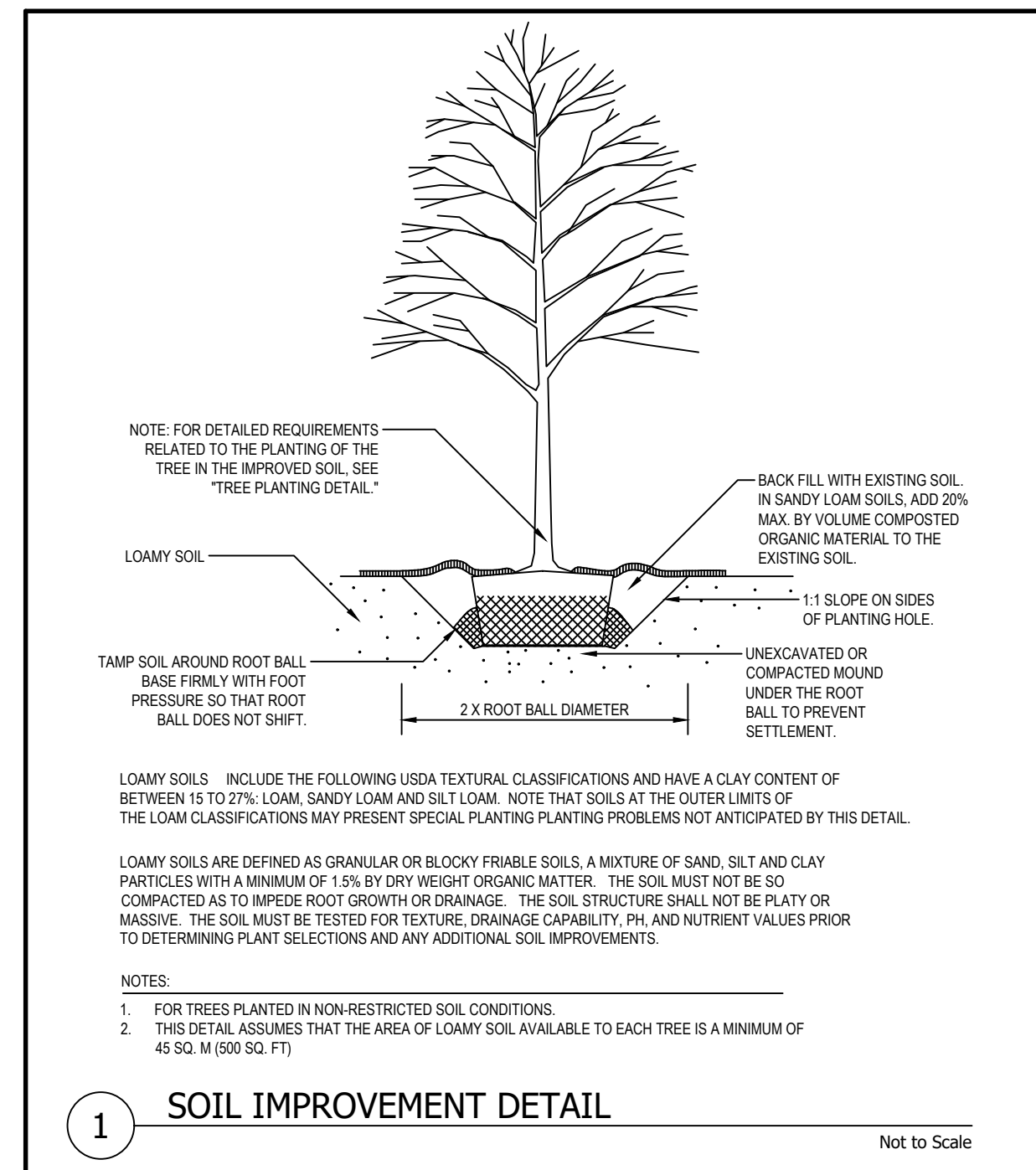
LANDSCAPE PLANTING SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS TREES						
AMGR	12	Amelanchier x. grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	B&B	PLANT AS SHOWN - SINGLE STEM
COFL	2	Cornus florida	Flowering Dogwood	1.5" cal.	B&B	PLANT AS SHOWN - SINGLE STEM
GLTR	4	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2" cal.	B&B	PLANT AS SHOWN
MAPF	6	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.	B&B	PLANT AS SHOWN
EVERGREEN TREES						
JUVI	3	Juniperus virginiana	Eastern Red Cedar	5'-6' ht.	CONT. OR B&B	PLANT AS SHOWN
TOTE	103	Thuja occidentalis 'Techny'	Mission Arborvitae	5'-6' ht.	CONT. OR B&B	4' O.C.
THOC	14	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5'-6' ht.	B&B	PLANT AS SHOWN
SHRUBS						
COAL	22	Cornus alba 'Siberica'	Red Twig Dogwood	No. 3	CONT.	3' O.C.
ILVE	27	Ilex verticillata	Winterberry	No. 3	CONT.	6' O.C., 1 MALE PER GROUPING
RPJM	30	Rhododendron 'PJM Compactum'	Compact PJM Rhododendron	No. 6	CONT.	3' O.C.
TAME	4	Taxus x. media 'Everlow'	Everlow Yew	No. 3	CONT.	3' O.C.
PERENNIALS						
HEHR	6	Heemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.

LANDSCAPE NOTES:

- ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST.
- DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM NETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
- ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH. WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
- PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK" - PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY-DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT Voids AND OPEN SPACES.
- BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR HUMPHROPPED BALLS ARE NOT ACCEPTABLE.
- 5.A. BARE-ROOT PLANTS: DIG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORM THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN MOIST STRAW OR PEAT MOSS.
- 5.B. CONTAINER-GROWTH STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
- 5.B.B. CONTAINER STOCK SHALL NOT BE ROOT BOUND.
- 5.C. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
- ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.
- CONTRACTOR RESPONSIBLE TO WARRANT PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
- CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
- CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR PLANT SURVIVAL AND ESTABLISHMENT. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
- DO NOT MAKE SUBSTITUTIONS OF LANDSCAPE MATERIALS. IF NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED IN WRITING BY OWNER.
- 4.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
- PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
- PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
 - A. BARK MULCH/COMPOST 10%-12%
 - B. COARSE SAND 45-50%
 - C. TOPSOIL 45-50%
- PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
- 12.A. LIME SHALL BE PELLETIZED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
- 12.B. FERTILIZER SHALL BE OF A FORMULATED TYPE FROM THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOST.
- NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN NETLANDS OR CREATED WATER QUALITY BASINS.
- CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETEIORATION.
- 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
- DANIELS AND PERENNIALS SHALL BE INSTALLED AT 24" O.C. UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS.
- NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINERS, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
- TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
- CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COPY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
- MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
- 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
- 17.B. LEGALLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
- INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
- NO PLANT SHAKED WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
19. STATE FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE. AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
20. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
- SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
21. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1/4 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
22. ANTI-TRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES. PERMISSIBLE TO PERMIT TRANSPARATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID, ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
23. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
 - 23.A. REMOVE OR CUT BACK DAMAGED AND UNDESIRABLE GROWTH OF NEW WOOD.
 - 23.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES AT THE BRANCH COLLAR NEAR THE TRUNK OR MAIN BRANCH.
 - 23.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
 - 23.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
24. MULCH TO BE APPLIED AS FOLLOWS:
 - 24.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
 - 24.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
 - 24.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
 - 24.D. MULCH SHALL BE 6 MONTHS OLD, KILL-ROTTED, SHREDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
 - 27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
 - 27.B. MAINTAINING WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
 - 27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL, AND REMOVE DEAD MATERIAL.
 - 27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
 - 27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, THREE PER WEEK, OR LESS UNDER WET CONDITIONS UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
 - 27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTEE SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
29. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR OR QUALITY CONTROL SHALL CONTACT CALL BEFORE YOU DIG 1-800-922-4466 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
30. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
31. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
32. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSES OR PERENNIALS. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
- 34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR "MUDY" CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

- SEEDING MIXTURE TYPE I (LAWN AREAS):
 - BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
 - CHICKENWEE RED FESCUE 30% OF MIXTURE
 - PERENNIAL RYEGRASS 20% OF MIXTURE
 - APPLICATION RATE: 4.50 LBS. PER 1000 S.F.
- SEEDING MIXTURE TYPE II (INFILTRATION BASINS):
 - THREE-WAY TALL FESCUE MIX - ERNTH - 134
 - By Ernst Conservation Seeds, 8006 Placer Pike, Meadville, PA 16335
 - (800) 873-3321
 - APPLICATION RATE: 7 LBS. PER 1000 S.F.
- MULCH SHALL BE PLACED DIRECTLY AROUND ALL PLANTINGS PER DETAILS UNLESS SPECIFIC AREA OF MULCH IS OTHERWISE NOTED.
- ALL OTHER AREAS NOTED AS "LAWN" SHALL RECEIVE THE ABOVE SEEDING MIXTURE TYPE I.
- ALL CONSTRUCTION EQUIPMENT UTILIZED IN THE INFILTRATION BASINS SHALL MINIMIZE COMPACTION AS MUCH AS POSSIBLE.
- FLOORS OF INFILTRATION BASINS SHALL NOT RECEIVE TOPSOIL TO PROMOTE INFILTRATION.
- INFILTRATION BASINS SHALL BE MOWED BETWEEN NOVEMBER 1 AND MARCH 1. NO MORE THAN TWICE PER YEAR. CLIPPINGS SHOULD ONLY BE REMOVED IF IMPACTING INFILTRATION FUNCTION. AFTER TWO YEARS OF MAINTENANCE INFILTRATION RESULTS SHALL BE PRESENTED TO TOWN STAFF, AT WHICH POINT MORE REGULAR MOWING MAY BE BEGUN IF INFILTRATION IS NOT FUNCTIONING AS EXPECTED.
- SEED MIXES IN AND AROUND INFILTRATION BASINS SHALL BE SUBSTANTIALLY ESTABLISHED PRIOR TO DISCHARGING RUNOFF FROM THE STORMWATER SYSTEM.
- CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SEEDED AREAS UNTIL SATISFACTORY GROWTH AS DETERMINED BY THE OWNER. REPLANT BARE AND REPAIR ERODED AREAS UNTIL END OF MAINTENANCE PERIOD.



PROPERTY OWNER & APPLICANT:
1060 MAIN LLC
C/O MR. GERSON EICHORN
1650 EASTERN PARKWAY
BROOKLYN, NY 11233
718-207-2168

REFERENCES:

- THIS PLAN REFERS TO THE FOLLOWING:
1. PLAN ENTITLED "PROPERTY & TOPOGRAPHIC SURVEY, 1060 MAIN STREET, SOUTH WINDSOR, CONNECTICUT" DATED 01/04/2021 PREPARED BY DESIGN PROFESSIONALS, INC.
 2. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
 3. THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY.
 4. REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES.

LANDSCAPE PLAN NOTES:

1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY.
3. REFER TO NOTES SHEET FOR LANDSCAPING AND SEEDING NOTES.

Copyright © 2021 Design Professionals, Inc. - All Rights Reserved.

21 EBBETT DRIVE
P.O. BOX 167
SOUTH WINDSOR, CT 06074
www.designprofessionalsinc.com

PREPARED FOR:
Up Realty LLC
C/o Gershon Eichorn
34 Connecticut Boulevard
East Hartford, CT 06108
718-207-2168 T

DESIGN PROFESSIONALS
CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS
PLANNERS / LANDSCAPE ARCHITECTS

PROJECT NO.: 4521
DATE: 04/07/2021
BY: [Signature]
CHECKED BY: [Signature]

REVISIONS

NO.	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

LANDSCAPE PLAN
SHEET
C-L51
SHEET 10 OF 14

- At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
4. The contractor must comply, to the fullest extent, with the latest Occupational Safety and Health (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout structures, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the planned work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at minimum, the engineering and the local municipality department of public works, planning and zoning commission, the Engineer, and local inland wetland commission, as applicable. The contractor shall also attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
18. No work, including but not limited to tree clearing, beyond the limits of disturbance shown shown on the approved plans shall be completed without approval. No trees and/or vegetation outside the limits shown on the drawings shall be removed. Any items desired to be removed outside the limits shown shall be approved in writing by the engineer and the local authorities having jurisdiction. All equipment and construction activities must be confined to the property, right-of-way, and designated work space.
19. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
20. The contractor shall protect and maintain the operation and service of all active utilities and systems that are not being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with

water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DI) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.

41. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.

42. Where storm pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.

43. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the façade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.

44. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.

45. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.

46. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.

47. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.

48. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.

49. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.

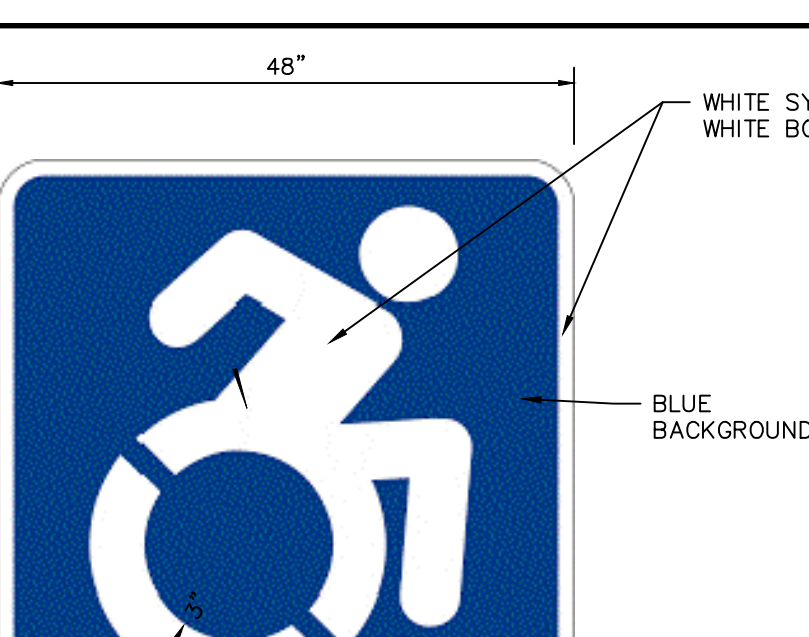
50. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

51. All pumped discharge must utilize silt-sac or approved equal. Monitor to ensure dewatering activities do not cause erosion downstream. Stabilize area utilizing winter stabilization appropriate for season of construction. Dewatering activities shall be completed in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.

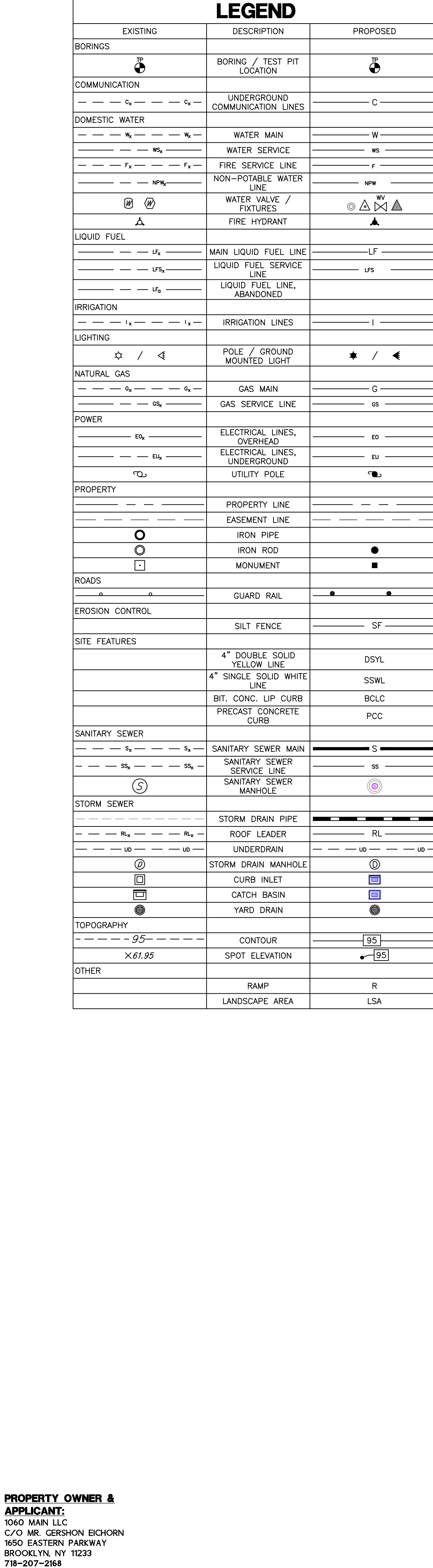
AMERICANS WITH DISABILITY ACT NOTES TO CONTRACTOR:

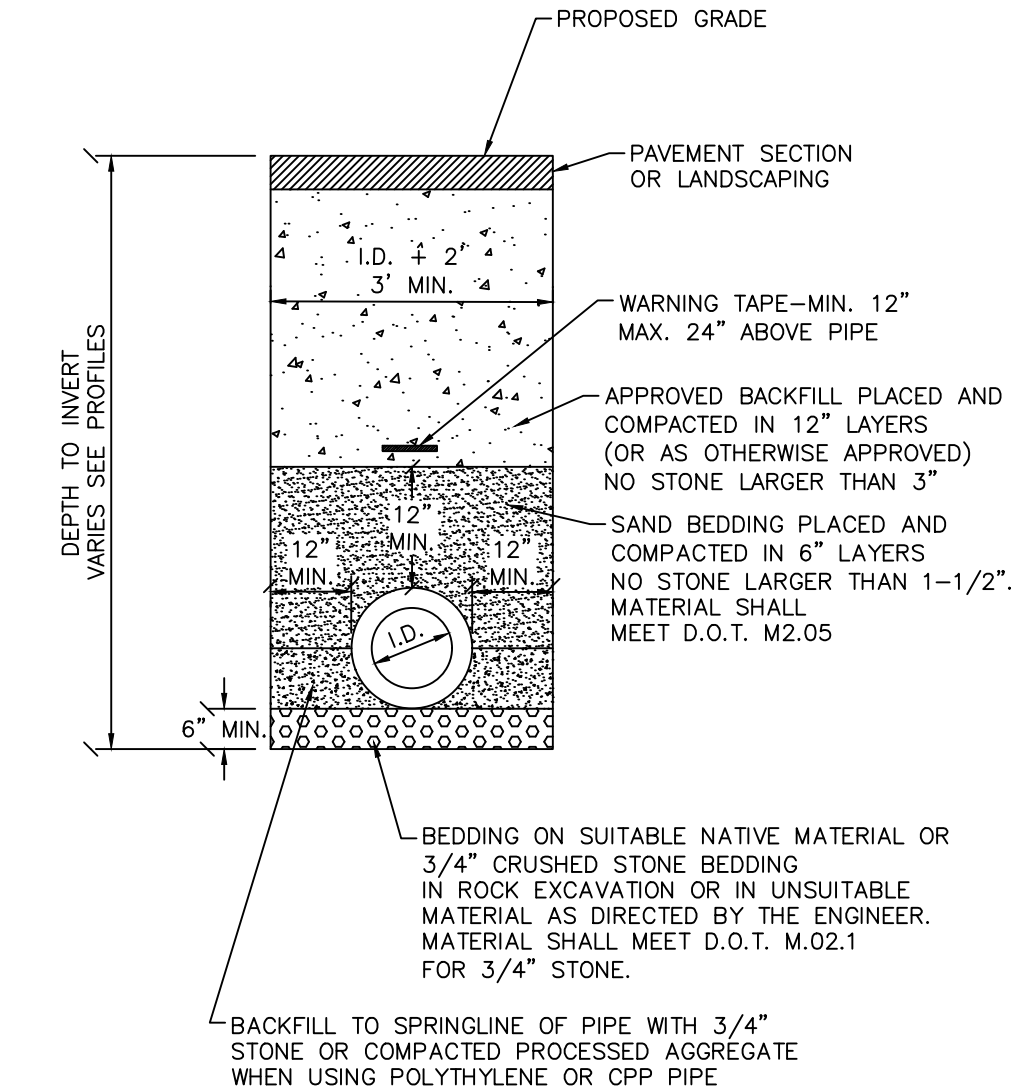
The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:

- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails on car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
- Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
- A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations
- Curb ramps shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
- The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

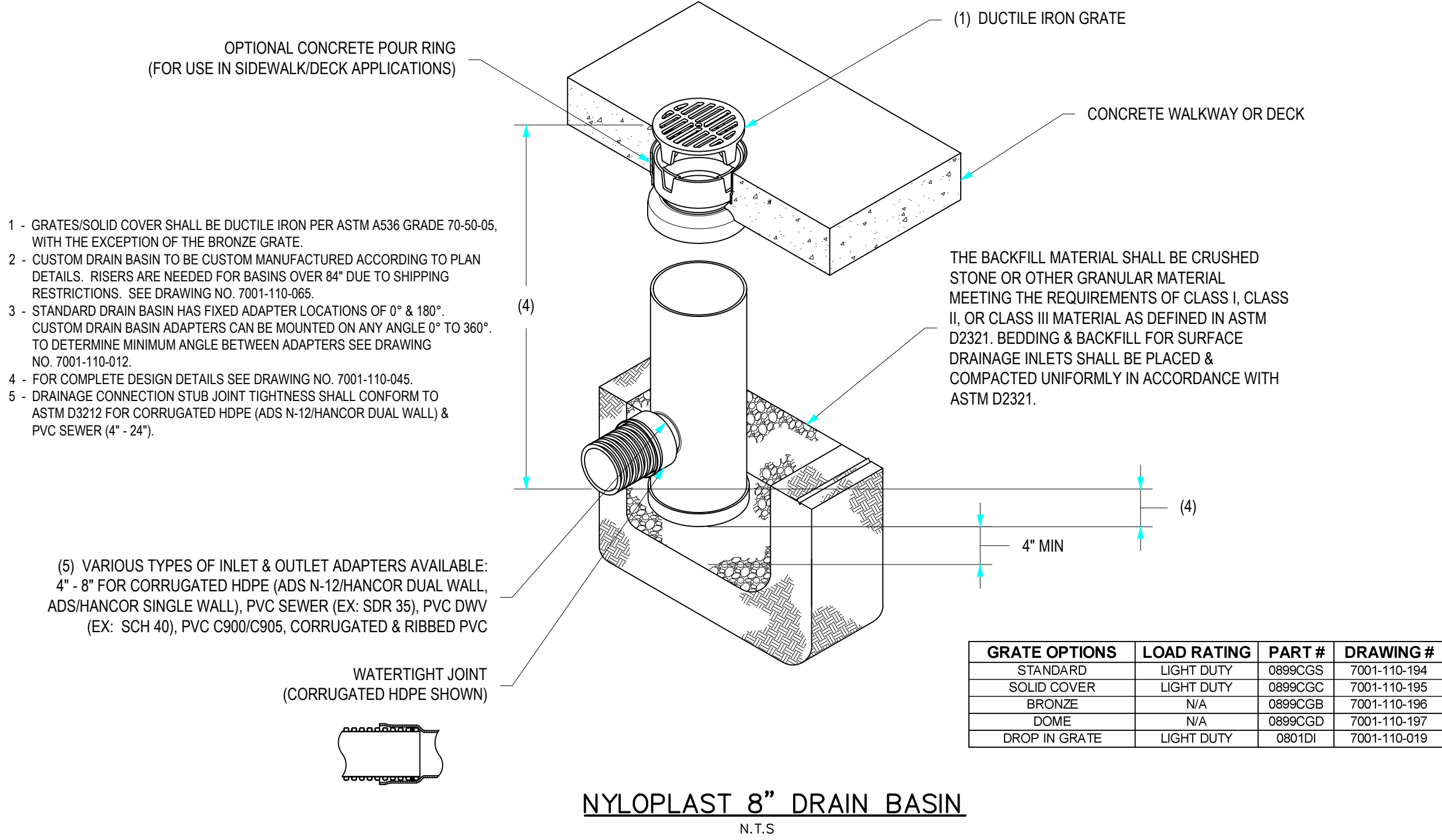


RESERVED PARKING SYMBOL



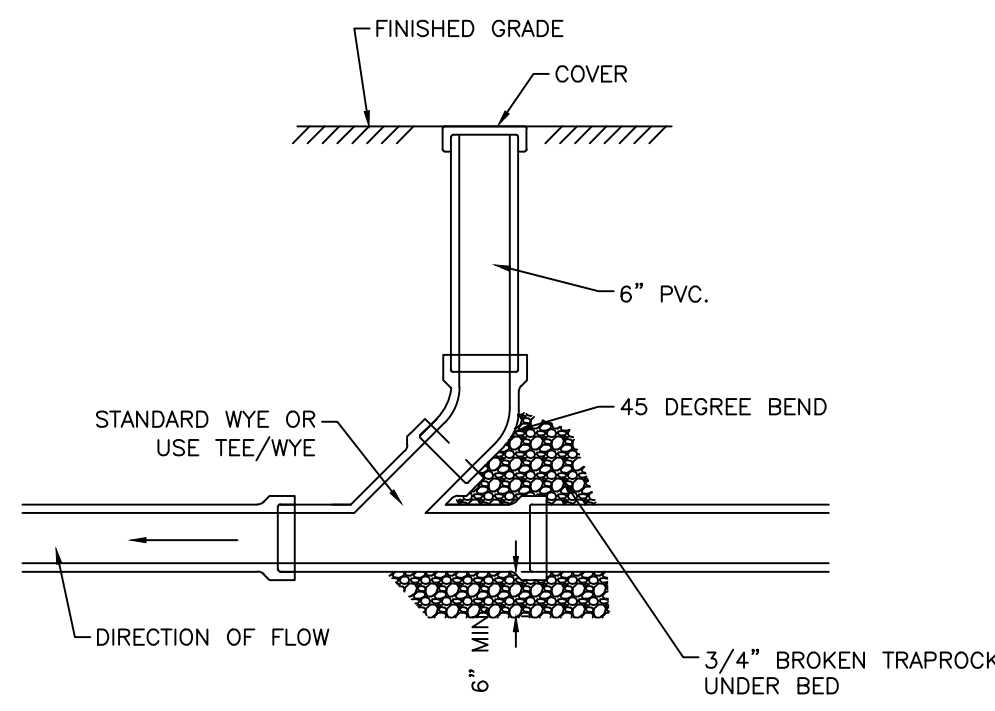


STORM SEWER TRENCH SECTION
N.T.S.



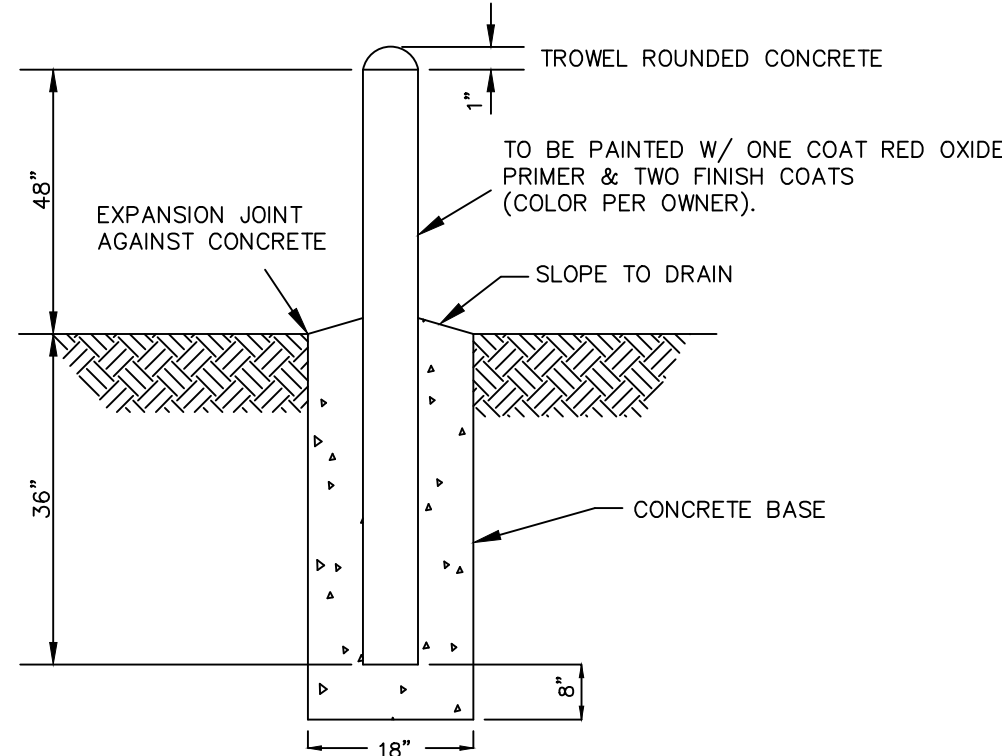
NYloplast 8" Drain Basin
N.T.S.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197
DROP IN GRATE	LIGHT DUTY	0801DI	7001-110-019

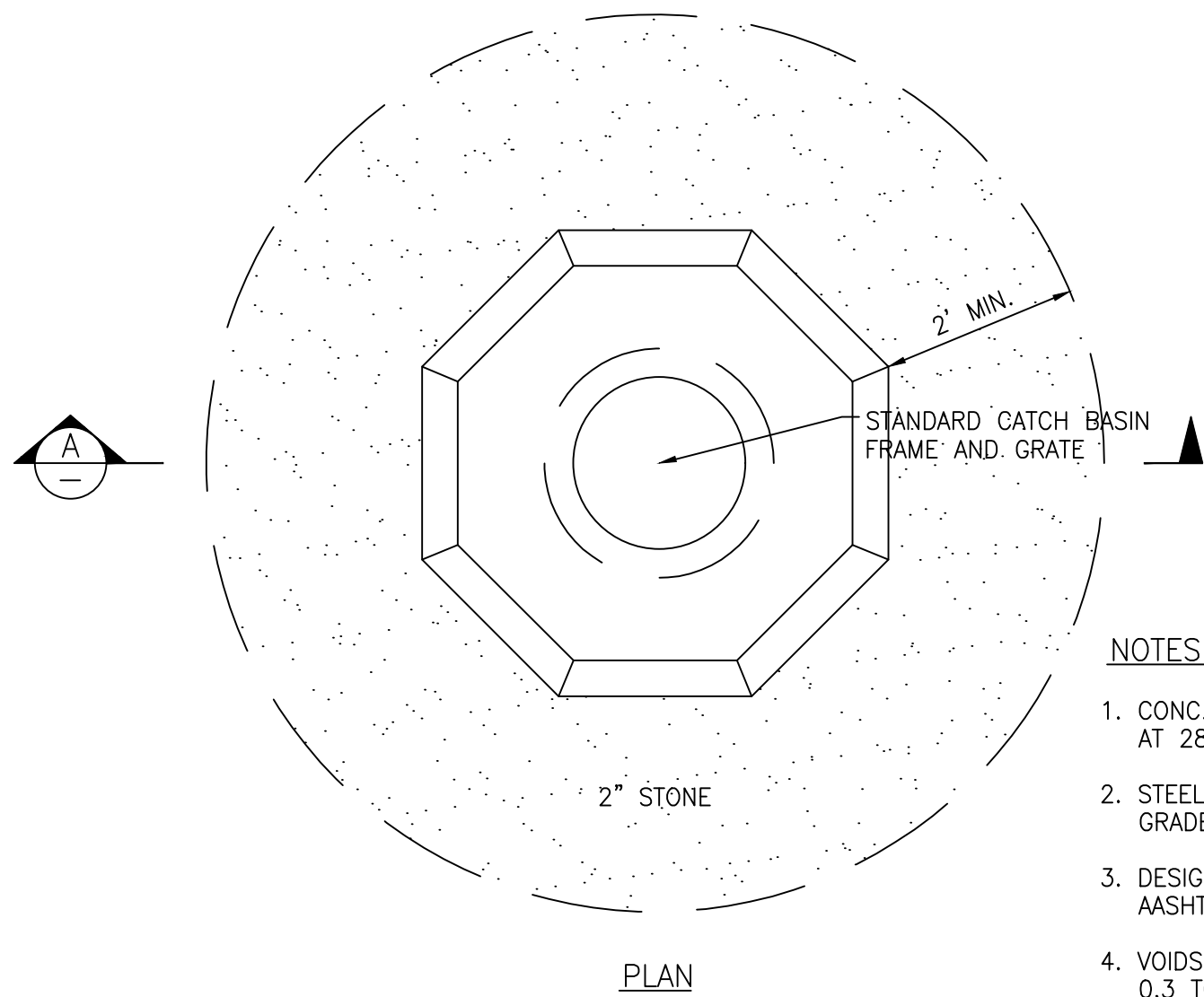


NOTES:
1. IF CLEANOUT IS LOCATED IN PAVEMENT OR SIDEWALK, PROVIDE STEEL FRAME AND GRATE. SPECIFICATIONS TO BE APPROVED BY TOWN ENGINEER.

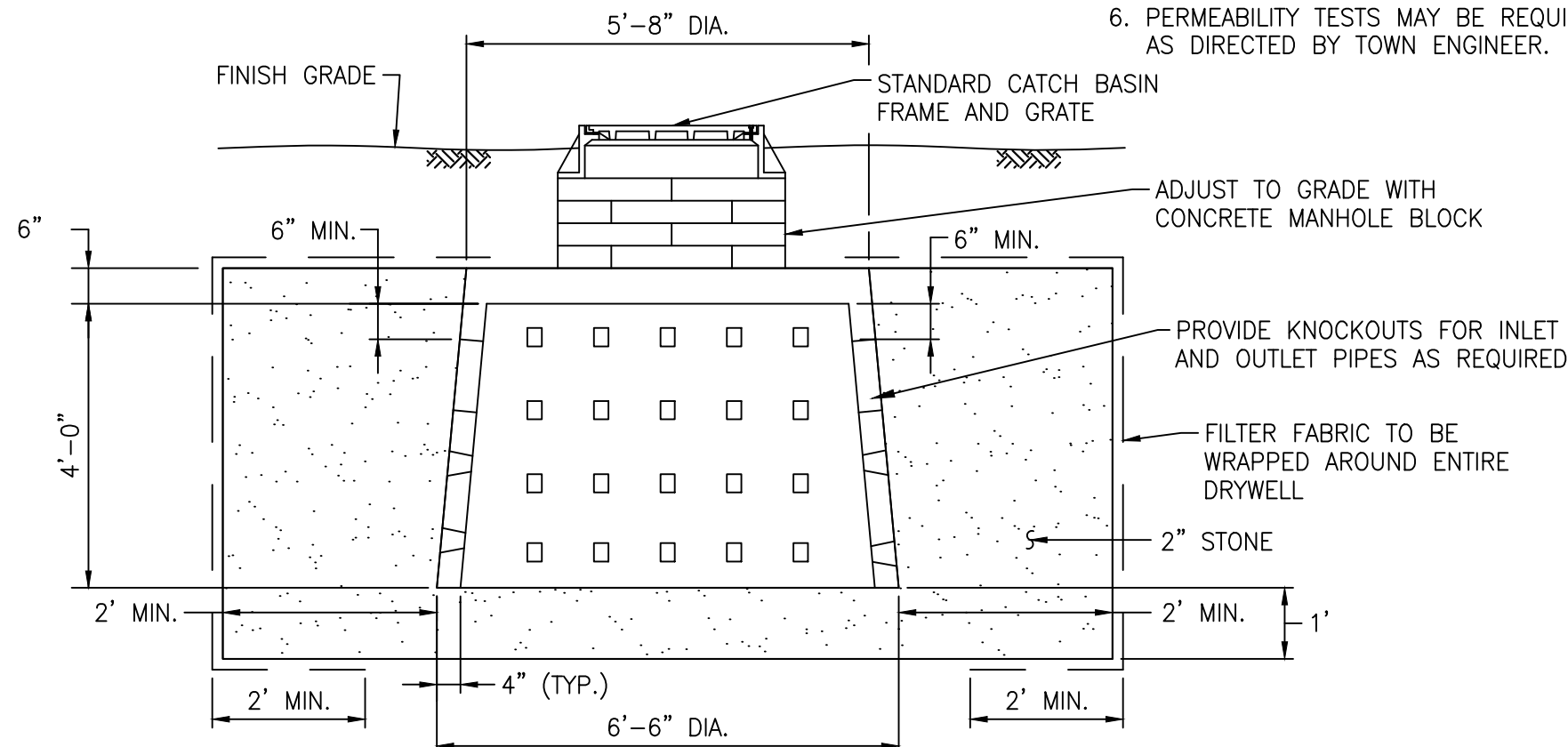
ROOF LEADER CLEAN OUT
N.T.S.



CONCRETE BOLLARD
N.T.S.

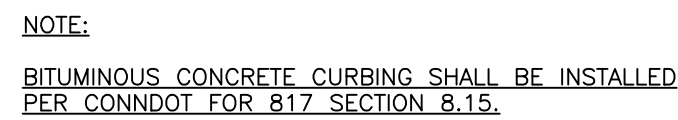


NOTES:
1. CONC. MIN. STRENGTH-4000 P.S.I. AT 28 DAYS.
2. STEEL REINF. ASTM-A-615-68 GRADE 60, 1" MIN. COVER.
3. DESIGN LOADING-STANDARD UNITS: AASHTO-HS20-44.
4. VOIDS IN STONE ASSUMED TO BE 0.3 TOTAL VOLUME OF STONE.
5. DRYWELLS SHALL BE CONSTRUCTED WITH AN OVERFLOW SYSTEM CONNECTED TO A STORM DRAIN SYSTEM OR TO SURFACE GRADE.
6. PERMEABILITY TESTS MAY BE REQUIRED AS DIRECTED BY TOWN ENGINEER.

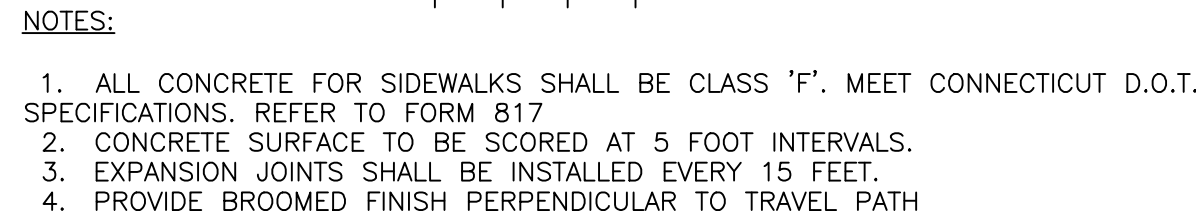


PRECAST CONCRETE DRYWELL
(TOWN OF SOUTH WINDSOR STANDARD DETAIL)
N.T.S.

PROPERTY OWNER & APPLICANT:
1060 MAIN LLC
C/O MR. GERSHON EICHORN
1650 EASTERN PARKWAY
BROOKLYN, NY 11233
718-207-2168



N.T.S.

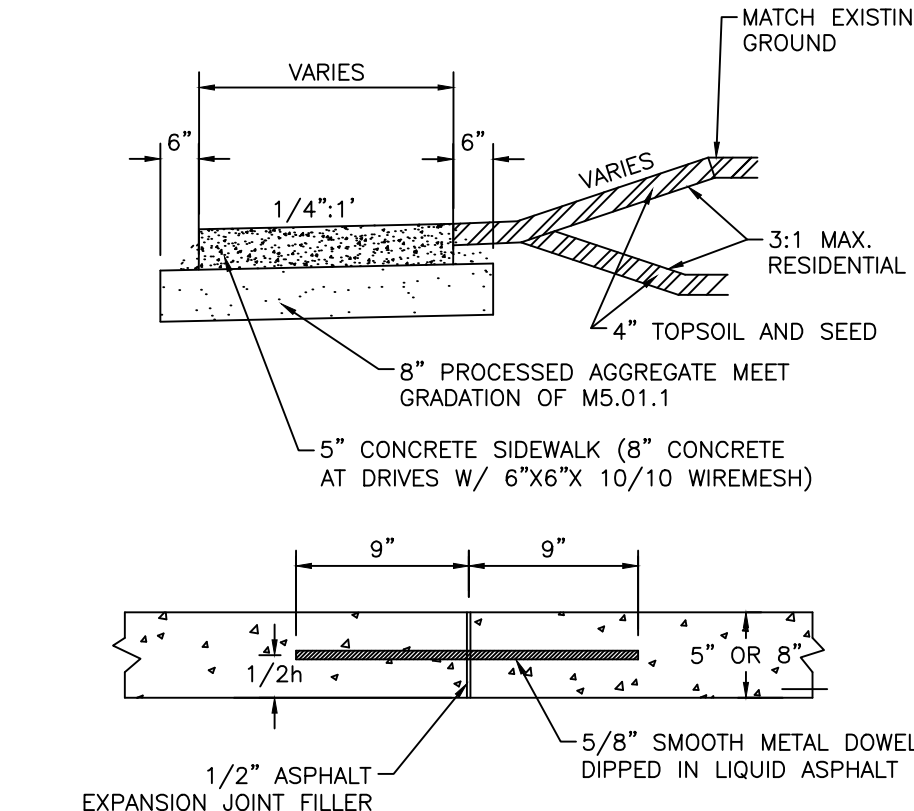


N.T.S.



NOTE:

1. CROSSWALK LINES SHALL BE PARALLEL TO VEHICULAR DIRECTION OF TRAVEL.
2. CROSSWALK DETAIL TAKEN FROM CTDOT STANDARD SHEET "TR-1210_04: PAVEMENT MARKING LINES AND SYMBOLS".



N.T.S.



INSTALLATION OF DOMESTIC WATER SUPPLY AND FIRE SERVICE MAINS
SHALL BE COORDINATED WITH THE WATER COMPANY

N.T.S



N.T.S.

**PROPERTY OWNER &
APPLICANT:**
1060 MAIN LLC
C/O MR. GERSHON EICHORN
1650 EASTERN PARKWAY
BROOKLYN, NY 11233
718-207-2168

C-D3

SHEET 14 OF 14

SHEET

DETAILS

NO. DATE

1060 MAIN STREET SITE PLAN MODIFICATION & SPECIAL EXCEPTION 1060 MAIN STREET SOUTH WINDSOR, CONNECTICUT

GIS No. 54901060

BY

PROJECT #512

DATE 01/01/2021

DESIGNER C/O Gershon Elchorn

REVIEWER 34 Connecticut Boulevard

DRAWN BY East Hartford, CT 06108

DESIGNED BY 718-207-2168 T

DHI

PREPARED FOR

Up Realty LLC

C/O Gershon Elchorn

34 Connecticut Boulevard

East Hartford, CT 06108

718-207-2168 T

1060 MAIN STREET

REVISIONS

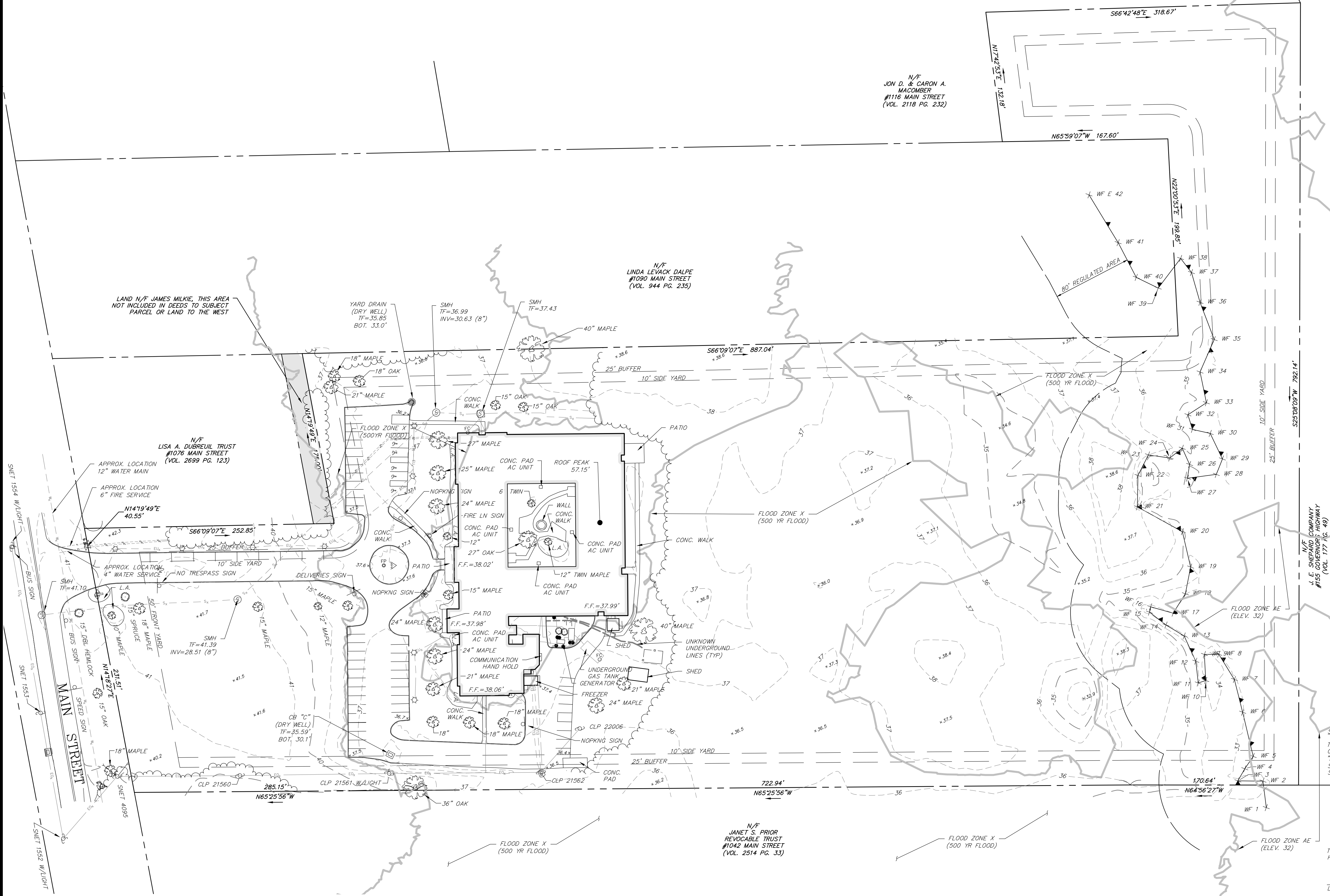
1060 MAIN STREET

BY

- NOTES:
1. PROPERTY IS IN THE A-40 ZONE.
 2. PARCEL CONTAINS 970,537 SQUARE FEET OR 13.098 ACRES.
 3. HORIZONTAL DATUM IS BASED ON NAD83. VERTICAL DATUM IS BASED ON NAVD83.
 4. PROPERTY FALLS WITHIN FLOOD HAZARD ZONE "X" AND A SPECIAL FLOOD HAZARD ZONE "AE" AS DEPICTED ON: "FIRM FLOOD INSURANCE RATE MAP NUMBER 0900300378" TOWN OF SOUTH WINDSOR, CONNECTICUT EFFECTIVE DATE: 9-26-2008 FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO DESIGN PROFESSIONALS, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 6. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

MAP REFERENCES:

1. MAP OF SURVEY SITE DEVELOPMENT PLAN SHOWING PROPERTY OF CONTINUING CARE OF SOUTH WINDSOR, INC VOLUME 1046, PAGE 290 LOCATED ON THE EAST SIDE OF MAIN STREET SOUTH WINDSOR, CONNECTICUT BY: O'BRIEN ASSOC. INC. DATED: 8-12-2004 REV. 9-16-04 SCALE: 1"=50'
2. PROPERTY OF LINDA E. FOLEY SOUTH WINDSOR CONVALESCENT HOME 1060 MAIN STREET SOUTH WINDSOR, CONNECTICUT BY: DUBIEL ASSOC. DATED: 6-17-1986 SCALE: 1"=50'
3. STATUTORY DIVISION RESURVEY PREPARED FOR DONNA A. LEVACK 1116 MAIN STREET SOUTH WINDSOR, CONNECTICUT BY: DESIGN PROFESSIONALS, INC. DATED: 12-27-04 REV. THROUGH 3-17-05 SCALE: 1"=40'
4. PLOT PLAN PLAN AT 1076 MAIN STREET SOUTH WINDSOR, CONNECTICUT BY: DESIGN PROFESSIONALS INC. DATED: 7-24-92 SCALE: 1"=20'
5. PROPERTY OF IDA J. & JOHN K. CUTLER MAIN STREET SOUTH WINDSOR, CONN. BY: PETERSEN & HOFFMAN DATED: APRIL 1943 SCALE: 1"=20'
6. PLOT PLAN J.E.S. INDUSTRIAL PARK JOHN FITCH BOULEVARD (US ROUTE 5) SOUTH WINDSOR, CONNECTICUT BY: MORTON S. FINE DATED: 6-20-68 SCALE: 1"=50'
7. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SOUTH WINDSOR HARTFORD-SPRINGFIELD ROAD E. SIDE FROM THE TOWN HALL NORTHERLY ABOUT 5,100.0 FEET ROUTE US 5 DATED: 1-30-1931 SCALE: 1"=40'



LEGEND	
EXISTING	DESCRIPTION
	BORINGS
	BORING / TEST PIT LOCATION
	COMMUNICATION
	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. UNDERGROUND COMMUNICATION LINES
	CONTROL POINTS
	BENCHMARK
	DOMESTIC WATER
	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
	LIGHTING
	POLE MOUNTED LIGHT
	NATURAL GAS
	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
	POWER
	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
	PROPERTY
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
	ROADS
	GUARD RAIL
	SIGN
	SITE FEATURES
	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
	TREE
	TREE LINE
	SANITARY SEWER
	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	STORM SEWER
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
	TOPOGRAPHY
	CONTOUR
	SPOT ELEVATION
	WETLANDS
	WETLANDS LINE

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-302b-1 THRU 20-302b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS AN INDEPENDENT RESURVEY BASED ON REFERENCED MAPS.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS, VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS, TOPOGRAPHICAL ACCURACY MEETS CLASS 1-2 STANDARDS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

LAWRENCE R. GEISSLER, JR., L.S. 12327 LIC. NO.

LOCATION PLAN
1"=1000'

PROPERTY & TOPOGRAPHIC SURVEY

NO. DATE REVISIONS BY

SCALE: 0 25 50 100'
1" = 50'

SHEET V-1

PREPARED FOR:
GERSHON EICHORN
UP REALTY LLC
34 CONNECTICUT BOULEVARD
EAST HARTFORD, CT 06108

PROJECT NO.
4512
1-4-2021
DESIGN BY:
J.E. SHEPARD
CHECKED BY:
LEG

UP REALTY LLC
#1060 MAIN STREET
SOUTH WINDSOR, CONNECTICUT

DESIGN PROFESSIONALS
CIVIL & TRAFFIC ENGINEERS / PLANNERS / SURVEYORS
GIS ANALYSTS / LANDSCAPE ARCHITECTS
21 JEFFREY DRIVE
P.O. BOX 1167
SOUTH WINDSOR, CT 06074
860-291-9757 - F
www.designprofessionalsinc.com

Copyright © 2016 Design Professionals, Inc. - All Rights Reserved